



City of League City, TX

300 West Walker
League City TX 77573

Meeting Agenda City Council

Tuesday, August 12, 2025

6:00 PM

Council Chambers
200 West Walker Street

Regular Meeting - Amended

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 Rabbi Yitzi Schmukler of Chabad of the Bay Area

3. **APPROVAL OF MINUTES**
 - 3A. [25-0359](#) July 22, 2025 Regular Meeting
Attachments: [July 22, 2025 Regular Meeting](#)
 - 3B. [25-0360](#) July 22, 2025 Council Budget & CIP Workshop
Attachments: [July 22, 2025 Council Budget & CIP Workshop](#)
4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**
 - 4A. [25-0356](#) Presentation of a proclamation in recognition of Kamryn Balfour (Mayor Long)
 - 4B. [25-0364](#) Presentation of a proclamation in recognition of Kayla Smith (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. [25-0331](#) Consider and take action on a resolution authorizing the League City Police Department to submit a grant application to Operation Underground Railroad (OUR) Rescue, a 501(c)(3) organization, to seek funding from the OUR Rescue Digital Evidence Grant for the Department to acquire specialized equipment and/or software to combat online child exploitation and human trafficking; and authorizing the acceptance of such grant if awarded (Chief of Police)
- Attachments:* [Proposed Resolution](#)
[Grant Pre-Approval Form - Fully Executed](#)
- 6B. [25-0344](#) Consider and take action on a resolution authorizing the purchase of 25 GETAC replacement laptops and docking stations for the Police Department in an amount not to exceed \$100,000, utilizing State Contract Sourcewell 020624 SYN (Executive Director of Information Technology & Chief of Police)
- Attachments:* [Proposed Resolution](#)
[Code3 Quote](#)
- 6C. [25-0328](#) Consider and take action on a resolution authorizing a one-year renewal agreement with Crowder Gulf, LLC; Ceres Environmental Services, Inc.; DRC Emergency Services, LLC; and TFR Enterprises, Inc. for Debris Management Services in the event of a disaster or emergency; and authorizing a subsequent one-year renewal with each vendor, if deemed necessary (Emergency Management Coordinator)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Agreement with Crowder Gulf](#)
[Exhibit B - Agreement with Ceres Environmental](#)
[Exhibit C - Agreement with DRC Emergency Services](#)
[Exhibit D - Agreement with TFR Enterprises](#)
[Vendor Report Card - Crowder Gulf](#)
- 6D. [25-0329](#) Consider and take action on a resolution authorizing a one-year renewal agreement with Tetra Tech, Inc.; Thompson Consulting Services, LLC; and True North Emergency Management, LLC for Debris Monitoring Services in the event of a disaster or emergency; and authorizing a subsequent one-year renewal with each vendor, if deemed necessary (Emergency Management Coordinator)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - Agreement with Tetra Tech](#)
[Exhibit B - Agreement with Thompson Consulting Services](#)
[Exhibit C - Agreement with True North Emergency Management](#)
[Vendor Report Card - Thompson Consulting Services](#)
[Vendor Report Card - Tetra Tech](#)

- 6E. [25-0358](#) Consider and take action on a resolution consenting to the sale and issuance of Unlimited Tax Bonds, Series 2025 (the “Bonds”) for Galveston County Municipal Utility District No. 36 (the “District”) in an amount not to exceed \$10,435,000 and authorizing the Mayor to execute and the City Secretary to attest same for and on behalf of the City of League City (the “City”) (Director of Finance)

Attachments: [Proposed Resolution](#)
 [City Request Letter](#)
 [Letter from Financial Advisor](#)
 [Letter from District Engineer](#)
 [Draft Preliminary Official Statement](#)
 [Proposed Debt Service Schedule](#)
 [Debt Service Cashflow Worksheet](#)
 [Schedule of Events](#)
 [Engineering Report](#)
 [Estimate of Value](#)
 [Build Out Table](#)
 [Amended and Restated Utility Agreement with City and Forestar \(3\)](#)
 [TCEQ Order](#)

- 6F. [25-0330](#) Consider and take action on a resolution authorizing a three-year contract for Pharmacy Benefit Management (PBM) Services to Employers Health - CVS in an amount not to exceed \$1,500,000 (Director of Human Resources and Civil Service)

Attachments: [Proposed Resolution](#)
 [RFP 25-019 PBM Services Analysis and Summary](#)
 [RFP Rebate Comparison](#)
 [RFP Formulary Disruption](#)

- 6G. [25-0221](#) Consider and take action on a resolution authorizing the sale of a property identified as P00091278 (Parcel 329) to TxDOT related to the construction of SH 99 Segment B1 in the amount of \$5,990 (Executive Director of Capital Projects)

Attachments: [Exhibit A - Offer Letters & Survey Documents](#)
 [Exhibit B - Sales Agreement](#)
 [Maps - Galveston CAD, Grand Pkwy, Aerial](#)
 [Compensation Summary - From Appraisal Report](#)
 [Vicinity Aerial Map - From Appraisal Report](#)
 [Supplemental Docs](#)

6H. [25-0222](#)

Consider and take action on a resolution authorizing the sale of a property identified as P00091279 (Parcel 330E) to TxDOT related to the construction of SH 99 Segment B1 in the amount of \$8,203 (Executive Director of Capital Projects)

Attachments:[Proposed Resolution](#)[Exhibit A - Offer Letter & Survey Docs](#)[Exhibit B - Sales Agreement](#)[Maps - Galveston CAD, Grand Pkwy, Aerial](#)[Compensation Summary - From Appraisal Report](#)[Vicinity Aerial Map - From Appraisal Report](#)[Supplemental Docs](#)**6I. [25-0341](#)**

Consider and take action on a resolution authorizing the sale of a property identified as P00090578.001 and P00009578.002 (Parcel 324 Parts 1 & 2) to TxDOT related to the construction of SH 99 Segment B1 in the amount of \$38,660 (Executive Director of Capital Projects)

Attachments:[Proposed Resolution](#)[Exhibit A - Offer Letters & Survey Documents](#)[Exhibit B - Sales Agreement](#)[Maps-Galveston CAD, Grand Pkwy, Aerial](#)[Compensation Summary - From Appraisal Report](#)[Vicinity Aerial Map - From Appraisal Report](#)[Supplemental Documents](#)**6J. [25-0332](#)**

Consider and take action on a resolution authorizing a Utility Construction Services Agreement with the CenterPoint Energy Houston Electric, LLC for the relocation of the existing steel power transmission pole as part of the North Extension of Landing Blvd Project (ST1914) in the amount of \$2,266,458 (Executive Director of Capital Projects)

Attachments:[Proposed Resolution](#)[Exhibit A -Utility Construction Services Agreement_Rev](#)[Conflict Aerial Maps](#)[Vicinity Aerial Map](#)[CNP-City emails on Sch and Cost](#)[CIP Project Sheet](#)[CIP Aerial Map](#)

- 6K. [25-0347](#) Consider and take action on Ordinance No. 2025-25 an ordinance rezoning approximately 1776.9 acres to replace the existing Lloyd Tract Planned Unit Development (PUD), additionally approving requests for creation of three Planned Unit Development Overlay Districts (-PUD Overlay): PUD-24-0001 (Lloyd PUD Central) approximately 245 acres, PUD-24-0002 (Lloyd PUD North) approximately 735.7 acres, and PUD-24-0003 (Lloyd PUD South) approximately 796.2 acres, all being generally located north of FM 517, south of League City Parkway, west of Hobbs Road, and east of McFarland Road - Second Reading (Director of Planning)

The Planning and Zoning Commission recommended approval 5-0-0 with three members absent on July 7, 2025.

The City Council approved the first reading, 8-0-0 on July 22, 2025.

Attachments: [Ordinance No. 2025-25](#)
 [Exhibit A - Lloyd Central PUD](#)
 [Exhibit B - Lloyd North PUD](#)
 [Exhibit C - Lloyd South PUD](#)

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. [25-0354](#) Hold a public hearing on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to temporary signs at special events (Mayor Long and Mayor Pro Tem Cones)

Attachments: [Planning and Zoning Commission Staff Report](#)
 [Excerpt Minutes from the July 7, 2025, P&Z Commission Meeting](#)

- 7B. [25-0355](#) Consider and take action on an ordinance amending Chapter 125 of the Code of Ordinances of the City of League City, entitled, "Unified Development Code", related to temporary signs at special events (Mayor Long and Mayor Pro Tem Cones)

The Planning and Zoning Commission recommended approval, 5-0-0 with three members absent on July 7, 2025.

Attachments: [Proposed Ordinance](#)

- 7C. [25-0350](#) Hold a public hearing on the Zone Change Application PUD-23-0007 (Midline PUD), a request to create a Planned Unit Development Overlay District (-PUD Overlay) district approximately 466.5 acres in size, generally located north of Grissom Road, south of FM 528, west of West Nasa Blvd, and east of Bay Area Blvd (Director of Planning)

Attachments: [Planning and Zoning Commission Staff Report](#)
 [Excerpt Minutes from the July 21, 2025, P&Z Meeting](#)

- 7D. [25-0351](#) Consider and take action on an ordinance approving a Zone Change Application PUD-23-0007 (Midline PUD), a request to create a Planned Unit Development Overlay District (-PUD Overlay) district approximately 466.5 acres in size, generally located north of Grissom Road, south of FM 528, west of West Nasa Blvd, and east of Bay Area Blvd (Director of Planning)

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

Attachments: [Proposed Ordinance](#)
[Exhibit A - Zoning Map](#)
[Exhibit B – PUD Document](#)

- 7E. [25-0348](#) 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) (Director of Planning)

Attachments: [Planning and Zoning Commission Staff Report](#)
[Excerpt Minutes from the July 21, 2025, P&Z Commission Meeting](#)

- 7F. [25-0349](#) 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) (Director of Planning)

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

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

- 7G. [25-0352](#) Hold a public hearing on a Special Use Permit Application, SUP-25-0002, (West League City Self Storage), a request to allow a self-storage use on approximately 3.0552 acres of property zoned “CG-PUD” (General Commercial within the Magnolia Creek Planned Unit Development), generally located at the northeast corner of League City Parkway and Bay Area Boulevard (Director of Planning)

Attachments: [Planning and Zoning Commission Staff Report](#)
[Excerpt Minutes from the July 21, 2025, P&Z Commission Meeting](#)

- 7H. [25-0353](#) Consider and take action on an ordinance approving a Special Use Permit Application, SUP-25-0002, (West League City Self Storage), a request to allow a self-storage use on approximately 3.0552 acres of property zoned “CG-PUD” (General Commercial within the Magnolia Creek Planned Unit Development), generally located at the northeast corner of League City Parkway and Bay Area Boulevard (Director of Planning)

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

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

8. OLD BUSINESS

- 8A. [25-0269](#) Consider and take action on Ordinance 2025-14 amending Ordinance 2023-24 to expand the limited franchise with Universal Natural Gas, LLC (d/b/a Universal Natural Gas, Inc.) to operate and maintain a gas distribution system for the transportation, distribution, and/or sale of gas to customers in League City through the use of public rights-of-way - Third Reading (City Manager)

Council approved first reading 7-0-0 on April 22, 2025.

Council approved second reading 8-0-0 on May 13, 2025.

Council postponed third reading 8-0-0 on May 27, 2025.

Attachments: [Ordinance 2025-14](#)
[Exhibit A - Franchise Area \(sections\)](#)
[Ordinance 2023-24 - Original Franchise](#)
[Aerial Map](#)

- 8B. [25-0338](#) Consider and take action on a resolution authorizing revisions to the City's General Design and Construction Standards Manual (Executive Director of Development Services)

Council postponed 8-0-0 on July 22, 2025.

Attachments: [Proposed Resolution](#)
[Exhibit A - Design Standards Section 100 - 800.pdf](#)
[Exhibit B - Construction Standards.pdf](#)
[Exhibit C - Standard Construction Details.pdf](#)
[Standard Product List.pdf](#)
[Brief Summary of Key Changes.pdf](#)
[Slip Form Paving Waiver Policy](#)
[Slip-Form Paving Waiver Policy Emails](#)

- 8C. [25-0340](#) Consider and take action on a resolution authorizing a Professional Services Agreement with Halff Associates, Inc. (Halff) for the design, bid, and construction phase services related to the Heritage Signature Trail (PK2302) in the amount not to exceed \$198,095 (Executive Director of Capital Projects)

Council postponed 8-0-0 on July 22, 2025.

Attachments: [Proposed Resolution](#)
[Exhibit A-Professional Services Agreement with Proposal](#)
[Alternate Route Options Layouts](#)
[Preferred Route Option](#)
[Heritage Signature Trail Conceptual Layouts](#)
[Kansas-Satsuma Trail Conceptual Layout](#)
[Conceptual Pre-Design Cost Estimate](#)
[CIP Project Sheet](#)
[CIP Aerial Map \(Modif.\)](#)
[Vendor Report Card](#)

9. NEW BUSINESS

- 9A. [25-0339](#) Report on certified tax roll, certified estimate of collection rate, certified excess debt collections, and no-new revenue tax rate and voter-approval rate calculations (Assistant City Manager - CFO)

Attachments: [2024 and 2025 Valuations](#)
[Estimated Certified values from GCAD Chief Appraiser](#)
[Estimated values from HCAD Chief Appraiser](#)
[GCAD New Property Value](#)

- 9B. [25-0346](#) Consider and take action on the 2025 proposed ad valorem tax rate (Fiscal Year 2026 - October 1, 2025 to September 30, 2026) of \$0.36355. The property tax rate will be adopted as an action item at the September 9, 2025 Council meeting (Assistant City Manager - CFO)

Attachments: [2025 League City Certified TNT Calculations 8.1.2025](#)

- 9C. [25-0307](#) Consider and take action on a resolution consenting to the creation of Galveston County Municipal Utility District No. 69 and making certain findings related thereto (Executive Director of Development Services)

Attachments: [Proposed Resolution](#)
[Exhibit A - Petition for City Consent](#)
[Aerial Map](#)

- 9D. [25-0309](#) Consider and take action on an ordinance authorizing a utility agreement with Martron LLC, Ellen Lloyd Cummins, and J.A.C. Interests, Ltd. regarding Galveston County Municipal Utility District No. 69 (Executive Director of Development Services)

Staff requests approval on first and final reading.

Attachments: [Proposed Ordinance - MUD 69 UA](#)
[Exhibit A - MUD 69 Utility Agreement](#)
[Aerial Map.pdf](#)

- 9E. [25-0316](#) Consider and take action on a resolution approving a transportation development agreement associated with Galveston County Municipal Utility District No. 69 as it relates to conditions set forth in the City's Master Mobility Plan and the existing Utility Agreement between the City and Galveston County Municipal Utility District No. 69 (Executive Director of Development Services)

Attachments: [Proposed Resolution](#)
[Exhibit A - MUD 69 Transportation Agreement](#)
[City Calculated CRF Information.pdf](#)

10. FIRST READING OF ORDINANCES

- 10A. [25-0333](#) Consider and take action on an ordinance updating the use and administration of the Fire Department Donation Fund established through voluntary water bill contributions (Mayor Long, Council Member Chadwell, Council Member Higginbotham, Council Member Tressler and Council Member Saunders)

Attachments: [Proposed Ordinance](#)

- 10B. [25-0357](#) Consider and take action on an Ordinance to set a 35 miles per hour (mph) speed limit along Bay Area Blvd between League City Parkway and Magnolia Greens Lane, a distance of approximately .59 miles; providing for a penalty; requiring publication; and establishing an effective date (Council Member Mann, Mayor Long, and Mayor Pro Tem Cones)

Attachments:

[Proposed Ordinance](#)

[Speed Zone Study for Bay Area Blvd.pdf](#)

[Exhibit A Aerial Map.pdf](#)

[Exhibit B Spot Speed and Traffic Volume Data.pdf](#)

[Exhibit C Crash Data.pdf](#)

[Emails from Residents.pdf](#)

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. **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 8th day of August, 2025 prior to 12:30 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.