



City of League City, TX

300 West Walker
League City TX 77573

Meeting Agenda City Council

Tuesday, January 14, 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 Brian Young from Word Power Church

3. **APPROVAL OF MINUTES**
 - 3A. **25-0030** December 17, 2024 Regular Meeting
Attachments: [December 17, 2024 Regular Meeting](#)
 - 3B. **25-0012** December 23, 2024 Special Meeting
Attachments: [December 23, 2024 Special 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. [25-0023](#) Consider and take action on a resolution authorizing the submission of a grant application to the Governor's Office to seek funding through the FY2025 State Homeland Security Grant (SHSP) to support the League City Police Department's EOD Team with needed equipment and authorizing the acceptance of such a grant if awarded (Chief of Police)

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

- 6B. [24-0628](#) Consider and take action on a resolution authorizing a three-year beverage contract (RFP 25-003 Beverage Supply Services for The Ballpark at League City (Executive Director of Facilities, Information Technology and The Ballpark at League City)

Attachments: [Proposed Resolution](#)
[Exhibit A - Agreement with Del Papa](#)
[Letter of Intent to Award RFP 25-003](#)
[25-003 Beverage Supply Services](#)

- 6C. [24-0629](#) Consider and take action on a resolution authorizing a three-year alcohol supply service (RFP 25-007 Alcohol Supply Service for The Ballpark at League City) in an amount not to exceed \$222,000 (Executive Director of Facilities, Information Technology and The Ballpark at League City)

Attachments: [Proposed Resolution](#)
[Letter of Intent to Award 25-007](#)
[25-007 Alcohol Supply Service](#)

- 6D. [25-0004](#) Consider and act on a resolution authorizing Work Change Directive 2 to the construction contract with McDonald Municipal & Industrial, Inc. for the Annual Odor Control at Smith and Butler Lane (WW2001C), in an amount not to exceed \$29,530 (Executive Director of Capital Projects)

Attachments: [Proposed Resolution](#)
[Exhibit A - Work Change Directive 2 & Proposal](#)
[Original Contract Agreement](#)
[Approved WCD No. 1 with Proposal](#)
[Lift Station Site Photos](#)
[CIP Project Sheet](#)
[CIP Aerial Map \(Modif.\)](#)

- 6E. [25-0015](#) Consider and take action on a resolution authorizing a professional services agreement with HR Green, Inc. for design, bid, and construction phase services related to the Asphalt Streets Rehabilitation Project Package 8 (RE1704I) in an amount not to exceed \$207,425 (Executive Director of Capital Projects)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - PSA with Proposal](#)
[CIP Project Sheet](#)
[CIP Aerial Map \(Modif.\)](#)
[Vendor Report Card - HR Green](#)
- 6F. [25-0016](#) Consider and take action on a resolution authorizing a professional services agreement with HR Green, Inc. for design, bid, and construction phase services related to the Clear Creek Ave. Asphalt Reconstruction - CDBG Project (RE2601) in an amount not to exceed \$80,239.85 (Executive Director of Capital Projects)
- Attachments:* [Proposed Resolution](#)
[Exhibit A - PSA w Proposal & CDBG Reqts](#)
[CIP Project Sheet](#)
[CIP Aerial Map \(Modif.\)](#)
[Vendor Report Card - HR Green, Inc.](#)
- 6G. [25-0020](#) Consider and take action on Ordinance 2024-59 amending the City of League City Code of Ordinances, Chapter 18, Article IV. Animal Advisory Committee to align with the State requirements outlined in Chapter 823 of the Texas Health and Safety Code - Second Reading (Chief of Police)
- Council approved first reading 8-0-0 on December 17, 2024.
- Attachments:* [Ordinance 2024-59](#)
[Animal Advisory Committee Approved Datasheet](#)
- 6H. [25-0005](#) Consider and take action on Ordinance No. 2024-54, an ordinance adopting a Special Use Permit, SUP-24-0003 (Skyway Towers), allowing a cell tower (Communication Towers and Structures use) to be constructed on approximately 0.14 acres zoned "CG" (General Commercial), generally located along the west side of Tuscan Lakes Boulevard and along the north side of Farm to Market Road 646 (FM 646) with the cell site located approximately 1,200 feet north of the intersection of Farm to Market Road 646 (FM 646) and Tuscan Lakes Boulevard - Second Reading (Director of Planning)
- Planning and Zoning Commission recommended approval, 4-2-0, on November 18, 2024, subject to conditions with two members absent.
- City Council approved the first reading, 8-0-0 subject to conditions.
- Attachments:* [Ordinance No. 2024-54](#)
[Exhibit A](#)
[Exhibit B](#)

- 6I. [25-0007](#) Consider and take action on Ordinance No. 2024-55, an ordinance adopting a Special Use Permit, SUP-24-0004, (KSSGH Gas Station/C-Store), to allow a gas station with a convenience store (Vehicle Fueling Station use) on approximately 2.363 acres zoned “CG” (General Commercial), generally located along the west side of the Gulf Freeway South (Interstate Highway 45), with the address of 2261 Gulf Freeway, League City, Texas, 77573 - Second Reading (Director of Planning)

Planning and Zoning Commission recommended approval, 7-0-0, on December 2, 2024, subject to conditions with one member absent.

City Council approved the first reading, 8-0-0 subject to conditions.

Attachments: [Ordinance No. 2024-55](#)
[Exhibit A](#)
[Exhibit B](#)

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

8. OLD BUSINESS

- 8A. [25-0006](#) Consider and take action on Ordinance No. 2024-53, an ordinance: 1) rezoning approximately 1.7 acres from “CG” (General Commercial) to “PS” (Public / Semi-Public), 2) issuing a Special Use Permit on the same property, MAP-23-0007 (Stella B.E.S.S.), to operate a Battery Energy Storage Station (B.E.S.S.), generally located along the east side of Caroline Street and south of Farm to Market Road 646 and 3) authorizing a strategic partnership agreement - Second Reading (Director of Planning)

Planning and Zoning Commission failed to recommend approval 0-7-0 with one member absent on February 19, 2024 (Prior to the creation of the B.E.S.S. Ordinance).

City Council approved the first reading, 5-3-0 subject to conditions.

Attachments: [Ordinance 2024-53](#)
[Exhibit A - Zoning Map](#)
[Exhibit B - Site Plan, Landscape Plan, and Renderings](#)
[Exhibit C - Strategic Partnership Agreement](#)

9. NEW BUSINESS

- 9A. [25-0009](#) Consider and take action on appointments to boards and commissions (Mayor Long)
- 9B. [25-0027](#) Consider and take action on appointments to the Clear Creek Watershed Steering Committee (Mayor Long)
- 9C. [25-0031](#) Consider and take action on appointments to the Bay Area Houston Convention & Visitors Bureau Board of Directors (Mayor Long)

- 9D. [24-0630](#) Consider and take action on a resolution adopting a merit-based employment policy (Mayor Long, Councilmember Chadwell and Councilmember Saunders)

Attachments: [Proposed Resolution](#)
[Exhibit A - Merit-Based Employment Policy](#)

10. **FIRST READING OF ORDINANCES**

- 10A. [25-0033](#) Consider and take action on an ordinance prohibiting the overnight parking of commercial vehicles along Constellation Blvd. north of Marina Bay Drive between the 10pm and 6am (Mayor Long)

Sponsor requests approval on first and final reading.

Attachments: [Proposed Ordinance](#)

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. [25-0018](#) Texas Open Meetings Act, Section 551.072 Government Code - Deliberations about real property

Discuss potential purchase or sale of real property interests (Assistant City Manager)

- 14B. [25-0021](#) Texas Open Meetings Act, Section 551.087 Government Code - Deliberations Regarding Economic Development Negotiations

Discuss the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Assistant City Manager)

- 14C. [25-0025](#) 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: City of League City v. Clear Creek Shores, Inc. (City Attorney)

- 14D. [25-0034](#) 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: Galveston County Consolidated Drainage District (City Attorney)
15. **ACTION ITEM(S) FROM EXECUTIVE SESSION(S)**
- 15A. [25-0019](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Assistant City Manager)
- 15B. [25-0022](#) Consider and take action on the offer of a financial or other incentive to a business prospect that seeks to locate, stay, or expand within the City of League City, Texas (Assistant City Manager)
- 15C. [25-0026](#) Consider and take action regarding consultation with City Attorney, to-wit: City of League City v. Clear Creek Shores, Inc. (City Attorney)
- 15D. [25-0035](#) Consider and take action regarding consultation with City Attorney, to-wit: Galveston County Consolidated Drainage District (City Attorney)
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 10th day of January, 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.