



City of League City, TX

300 West Walker
League City TX 77573

Meeting Agenda City Council

Tuesday, December 16, 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 Billy Watson with The Watershed Church

3. **APPROVAL OF MINUTES**

- 3A. **25-0576** November 18, 2025 Regular Meeting

Attachments: [November 18, 2025 Regular Meeting](#)

4. **PROCLAMATIONS, PRESENTATIONS, AWARDS, AND COMMUNITY SPOTLIGHT**

- 4A. **25-0433** Presentation by the Texas Tourism Office designating the City of League City as a Tourism Friendly Texas Certified Community (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. [25-0584](#) Consider and take action on a resolution by the City of League City, Texas (“City”) denying Texas-New Mexico Power Company’s proposed rate increase in connection with its statement of intent submitted on about on November 14, 2025; requiring the reimbursement of municipal rate case expenses; authorizing participation in the coalition of similarly situated cities; authorizing intervention and participation in related rate proceedings; authorizing the retention of special counsel; finding that the meeting complies with the open meetings act; making other findings and provisions related to the subject; and declaring an effective date (City Attorney)
- Attachments:* [Proposed Resolution](#)
[Rate Tables](#)
- 6B. [25-0565](#) Consider and take action on a resolution authorizing three year agreement with Texas City Services for Sales Tax Misallocation Services (Director of Finance)
- Attachments:* [Proposed Resolution](#)
[Contract Texas City Services](#)
[Proposal Texas City Services](#)
[Evaluation Summary](#)
- 6C. [25-0578](#) Consider and take action on a resolution for the expenditure, through Code3 Technology, of budgeted funds to replace laptops in existing ambulances and to purchase one additional laptop for the newly acquired ambulance in an amount not to exceed \$56,410 (Executive Director of Information Technology, Facilities and Ballpark and Fire Chief)
- Attachments:* [Proposed Resolution](#)
[Quote with Co Op State Contract](#)
[Vendor Report Card Code3](#)
- 6D. [25-0579](#) Consider and take action on a resolution authorizing a one-year renewal agreement with SHI Government Solutions Inc., through Sourcewell Contract #121923-SHI, for server software licenses in an amount not to exceed \$58,349.76 (Executive Director of Information Technology, Facilities and Ballpark)
- Attachments:* [Proposed Resolution](#)
[Quote - Sourcewell Contract #121923-SHI](#)
[Vendor Report Card SHI](#)
- 6E. [25-0586](#) Consider and take action on a resolution authorizing the expenditure with Coca-Cola Southwest Beverages in an amount not to exceed \$100,000 (Executive Director of Information Technology, Facilities and Ballpark)
- Attachments:* [Proposed Resolution](#)
- 6F. [25-0587](#) Consider and take action on a resolution rejecting all proposals received for RFP #25-018 Emergency Generators (Director of Finance / Executive Director of IT, Facilities, & The Ballpark)
- Attachments:* [Proposed Resolution](#)

- 6G.** [25-0566](#) Consider and take action on a resolution authorizing the purchase of a 2026 Ford Police Interceptor Explorer from Chastang Ford for \$48,792 and the purchase of related emergency equipment and installation services from Mal Technologies Fleet for \$16,637, for a total amount not to exceed \$65,429 (Director of Public Works)
- Attachments:* [Proposed Resolution](#)
 [Vehicle and Emergency Equipment Quotes](#)
 [Vendor Report Cards](#)
- 6H.** [25-0574](#) Consider and take action on a resolution authorizing a professional service agreement with Tanko Streetlighting, Inc. for streetlight inventory conditions, utility negotiations & acquisition support in an amount not to exceed \$472,184 (Assistant Director of Public Works - Operations, Director of Public Works, and Executive Director of Development Services)
- Attachments:* [Exhibit A - Professional Services Agreement with Tanko Streetlighting, Inc.](#)
 [Proposed Resolution](#)
 [CIP Project Sheet](#)
 [Power Provider Service Area Map](#)
 [Vendor Report Card](#)
- 6I.** [25-0575](#) Consider and take action on a resolution to ratify the contract with Brooks Concrete, Inc. for the urgent repair of slope paving at the Bay Area Blvd Bridge located at Magnolia Creek in an amount not to exceed \$70,992 (Director of Public Works)
- Attachments:* [Proposed Resolution](#)
 [Brooks Concrete, Inc. Invoice No. 6546](#)
 [TxDOT Scour Report](#)
 [HOG Construction Quote 6.24.25](#)
 [Project Photo Documentation](#)
 [CIP Project Sheet](#)
 [Vendor Report Card](#)
- 6J.** [25-0563](#) Consider and take action on a resolution authorizing an Advance Funding Agreement with the Texas Department of Transportation for the construction of the SH 96 at Columbia Memorial Parkway and SH 96 at FM 270 Intersection Improvements Project (ST2502) (Executive Director of Capital Projects)
- Attachments:* [Proposed Resolution](#)
 [Exhibit A - Advanced Funding Agreement \(Draft\)](#)
 [Conceptual Layouts](#)
 [CIP Project Sheet](#)
 [CIP Aerial Map \(Modif.\)](#)

- 6K. [25-0556](#) Consider and take action on an Ordinance 2025-48 amending Chapter 125, Article VI of the Unified Development Code entitled “Provision of Parkland”, establishing a Westside Park Overlay District (POD) - Second Reading (Executive Director of Development Services)

Council approved first reading 8-0-0 on November 18, 2025.

Attachments: [Ordinance No. 2025-48](#)
[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](#)

- 6L. [25-0559](#) Consider and take action on an ordinance 2025-53 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 - Second Reading (Director of Finance)

Council approved first reading 8-0-0 on November 18, 2025.

Attachments: [Ordinance 2025-53](#)
[Exhibit A-1 Agreement with Dick Gregg III](#)
[Exhibit A-2 Agreement with Richard Cope](#)
[Exhibit A-3 Agreement with Shari Goldsberry](#)

END OF CONSENT AGENDA

7. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 7A. [25-0568](#) 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 signs adjacent to overpasses (Mayor Pro Tem Saunders and Council Member Higginbotham)

Attachments: [Planning and Zoning Commission Staff Report](#)
[Excerpt Minutes from the December 1, 2025, P&Z Commission Meeting](#)

- 7B. [25-0571](#) 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 signs adjacent to overpasses (Mayor Pro Tem Saunders and Council Member Higginbotham)

The Planning and Zoning Commission recommended approval, 5-0-0, on December 1, 2025.

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

- 7C. [25-0569](#) 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 golf cart parking on grass surfaces (Councilmembers Cones and Mann)
- Attachments:* [Planning and Zoning Commission Staff Report](#)
[Excerpt Minutes from the December 1, 2025, P&Z Commission Meeting](#)
- 7D. [25-0570](#) 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 golf cart parking on grass surfaces (Councilmembers Cones and Mann)
- The Planning and Zoning Commission recommended approval, 4-1-0, on December 1, 2025.
- Attachments:* [Proposed Ordinance](#)
[Redlined Ordinance](#)
- 7E. [25-0572](#) Hold a public hearing on a Special Use Permit Application, SUP-25-0006, (I-45 U-Haul Self-Storage), a request to allow the expansion of an existing self-storage facility on property zoned “CG” (General Commercial), generally located along the west side of the South Gulf Freeway (I-45), with the address of 351 South Gulf Freeway (Director of Planning)
- Attachments:* [Planning and Zoning Commission Staff Report](#)
[Excerpt Minutes from the December 1, 2025, P&Z Commission Meeting](#)
- 7F. [25-0573](#) Consider and take action on an ordinance approving a Special Use Permit Application, SUP-25-0006, (I-45 U-Haul Self-Storage), a request to allow the expansion of an existing self-storage facility on property zoned “CG” (General Commercial), generally located along the west side of the South Gulf Freeway (I-45), with the address of 351 South Gulf Freeway (Director of Planning)
- The Planning and Zoning Commission recommended approval, 5-0-0, on December 1, 2025.
- Attachments:* [Proposed Ordinance](#)
[Exhibit A - Zoning Map](#)
[Exhibit B - Site and Landscape Plan](#)
- 8. OLD BUSINESS**
- 8A. [25-0555](#) Consider and take action an Ordinance 2025-49 amending Chapter 125, Article VII of the Unified Development Code entitled “Tree Preservation, Mitigation, and Maintenance” - Second Reading (Executive Director of Development Services)
- Council approved first reading 5-3-0 on November 18, 2025.
- 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](#)
[ORD 2024-01 - Palm Trees](#)

- 8B. [25-0564](#) Consider and take action on an ordinance 2025-52 abolishing the Galveston County Municipal Utility District No. 14 - Second Reading (Director of Finance)

Council approved first reading 7-1-0 on November 18, 2025.

Attachments: [Ordinance 2025-52](#)
[Dissolution Request](#)
[Galveston County MUD 14 Utility Agreement](#)
[Aerial Map](#)

- 8C. [25-0554](#) Consider and take action on Ordinance No. 2025-50, 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 - Second Reading (Director of Planning)

The Planning and Zoning Commission recommended approval, 6-0-0, on October 20, 2025.

Council approved first reading 6-2-0 on November 18, 2025.

Attachments: [Ordinance No. 2025-50](#)
[Exhibit A - Zoning Map](#)
[Exhibit B - Site Plan and Elevations](#)

- 8D. [25-0560](#) 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)

Council postponed 8-0-0 on November 18, 2025.

Attachments: [Proposed Resolution](#)
[Exhibit A - Change Order 5 with Support Docs](#)
[Attachments 1 thru 3 -WCD 5 thru 7-Layouts](#)
[Approved Change Orders 1-4](#)
[Contract Award Resolution](#)
[CIP Project Sheet](#)
[CIP Aerial Map \(Modif.\)](#)

9. **NEW BUSINESS**

- 9A. [25-0558](#) Consider and take action on appointments and reappointments to City boards and commissions (Mayor Long)

- 9B. [25-0464](#) Consider and take action on an appointment to the Civil Service Commission (City Manager)

- 9C. [25-0567](#) Consider and take action on a resolution appealing the decision of the Planning and Zoning Commission to affirm the denial of a plat, Reyes Estates (PLAT-25-0091), due to the plat not meeting the minimum requirements of Chapter 125 of the Code of Ordinances of the City of League City (Director of Planning)

The Planning and Zoning Commission denied the request, 1-5-2 on November 3, 2025.

Attachments: [Proposed Resolution](#)
[Planning and Zoning Commission Staff Report](#)
[Excerpt Minutes from November 3, 2025, P&Z Commission Meeting](#)

10. **FIRST READING OF ORDINANCES**

- 10A. [25-0577](#) Consider and take action on an ordinance amending Chapter 70 of the Code of Ordinances of the City of League City, Texas, by adopting Article V, entitled "Vessel Residency and Nuisance Vessel Abatement" related to live-aboard vessels, abandoned vessels, and derelict vessels (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. [25-0561](#) 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. [25-0582](#) Texas Open Meetings Act, Section 551.071 Government Code - Consultation with Attorney
Consultation with City Attorney regarding pending litigation, to-wit: City of League City, Texas v. JRTM Holdings, LLC, Allegiance Bank, and Veritex Community Bank, Cause No. CV-0092811 (City Attorney)

- 14C. [25-0580](#) 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: Unauthorized occupancy of public or private property (City Attorney)

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

- 15A. [25-0562](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)
- 15B. [25-0583](#) Consider and take action regarding pending litigation, to-wit: City of League City, Texas v. JRTM Holdings, LLC, Allegiance Bank, and Veritex Community Bank, Cause No. CV-0092811 (City Attorney)
- 15C. [25-0581](#) Consider and take action regarding consultation with City Attorney, to wit: Unauthorized occupancy of public or private property (City Attorney)

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 10th day of December, 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.