



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Agenda City Council

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Tuesday, December 17, 2024

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 Zac Ashley with Bay Area Church

3. **APPROVAL OF MINUTES**
  - 3A. **24-0599** November 12, 2024 Regular Meeting  
*Attachments:* [November 12, 2024 Regular Meeting](#)
  - 3B. **24-0600** November 12, 2024 Council Work Session  
*Attachments:* [November 12, 2024 Council Work Session](#)
  - 3C. **24-0603** November 19, 2024 Special Meeting  
*Attachments:* [November 19, 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. [24-0546](#) Consider and take action on a resolution authorizing a five-year agreement with Axon Enterprises, Inc. for 30 body-worn cameras for the Fire Department's EMS Division for a total not to exceed \$151,949.60 (Fire Chief)
- Attachments:* [Proposed Resolution](#)  
[Exhibit A - Axon LC Master Services-Purchasing Agreement](#)  
[Axon Enterprises Body Camera Quote](#)  
[Buy-Board Contract #743-24](#)
- 6B. [24-0582](#) Consider and take action on a resolution authorizing a three-year renewal agreement with Wittman Enterprises for EMS Billing and Collections for a total not to exceed \$495,000.00 (Fire Chief)
- Attachments:* [Proposed Resolution](#)  
[Exhibit A - Standard Agreement with Wittman Enterprises](#)  
[RFP 24-043 EMS Billing and Collections Specifications](#)  
[RFP 24-043 Evaluations](#)  
[RFP 24-043 Award Letter](#)  
[Vendor Report Card](#)
- 6C. [24-0588](#) 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, 2025 (City Auditor)
- Attachments:* [Proposed Resolution](#)  
[Exhibit A - FY25 Audit Plan Memorandum](#)
- 6D. [24-0596](#) Consider and take action on a resolution authorizing the reclassification of the Lead Deputy Court Clerk to a Juvenile Case Manager and adoption of a code of ethics and minimum training standards (Director of Finance)
- Attachments:* [Proposed Resolution](#)  
[Exhibit A Code of Ethics](#)  
[Exhibit B Training Standards](#)
- 6E. [24-0594](#) Consider and take action on a resolution authorizing an expenditure of an amount not to exceed \$64,550 with Baker & Taylor, Inc. under Texas Smart Buy 715-M2 for the purchase of library print and audio-visual materials for adults through September 30, 2025 (Director of Parks & Cultural Services)
- Attachments:* [Proposed Resolution](#)  
[Texas Smart Buy 715-M2 Contract Details](#)  
[Materials FY25 Comparisons Memorandum](#)

- 6F. [24-0595](#) Consider and take action on a resolution authorizing an expenditure of an amount not to exceed \$56,500 with Baker & Taylor, Inc. under Texas Smart Buy 715-M2 for the purchase of library print materials for children and teens through September 30, 2025 (Director of Parks & Cultural Services)
- Attachments:* [Proposed Resolution](#)  
[Texas Smart Buy 715-M2 Contract Details](#)  
[Materials FY25 Comparisons Memorandum](#)
- 6G. [24-0583](#) Consider and take action on a resolution authorizing a two-year agreement with Brooks Concrete, Inc. for streets, sidewalks, and concrete pavement repair in an amount not to exceed \$4,800,000 (Director of Public Works)
- Attachments:* [Proposed Resolution](#)  
[Exhibit A - Agreement with Brooks Concrete, Inc.](#)  
[Award Recommendation](#)  
[Bid Tabulation](#)  
[Vendor Report Card](#)
- 6H. [24-0610](#) Consider and take action on a resolution authorizing Third Amendment to professional services agreement with Huitt Zollars, Inc. for additional design phase services related to the SH 3 and FM 518 Intersection Improvements (ST2003) in an amount not to exceed \$57,060 (Executive Director of Capital Projects)
- Attachments:* [Proposed Resolution](#)  
[Exhibit A - Third Amendment with Proposal](#)  
[Intersection Improvements Layout](#)  
[Approved Original Agreement](#)  
[Approved First Amendment](#)  
[Approved Second Amendment](#)  
[CIP Project Sheet](#)  
[CIP Aerial Map](#)
- 6I. [24-0611](#) Consider and take action on a resolution authorizing a professional services agreement with ARKK Engineers, LLC for final design, ROW acquisition and other additional services, and construction administration phase services related to the FM 518 Waterline Replacement Project - SH 3 to FM 270 (WT1904G) in an amount not to exceed \$639,517 (Executive Director of Capital Projects)
- Attachments:* [Proposed Resolution](#)  
[Exhibit A - Professional Services Agreement with Proposal Signed](#)  
[CIP Project Sheet](#)  
[CIP Aerial Map \(Modif.\)](#)  
[Vendor Report Card](#)

- 6J.**     [24-0612](#)     Consider and take action on a resolution authorizing a construction contract with Jerdon Enterprise, L.P. for the Dr. Ned & Fay Dudney Clear Creek Nature Center Kayak Launch Project (PK1910B) in an amount not to exceed \$1,161,285.50, including a Work Change Directive budget of \$116,128 for a total project budget not to exceed \$1,277,413.50 (Executive Director of Capital Projects)
- Attachments:*     [Proposed Resolution](#)  
                          [Exhibit A - Standard Agreement](#)  
                          [Letter of Recommendation and Bid Tab](#)  
                          [Project Location and General Layout](#)  
                          [CIP Project Sheet](#)  
                          [CIP Aerial Map\(Modif.\)](#)
- 6K.**     [24-0613](#)     Consider and take action on a resolution authorizing an amendment to the professional services agreement with ARKK Engineers for the Oaks of Clear Creek Detention Pond Improvements (DR2101B) in an amount not to exceed \$117,190 (Executive Director of Capital Projects)
- Attachments:*     [Proposed Resolution](#)  
                          [Exhibit A - Fifth Amendment & ARKK Proposal](#)  
                          [Executed Original Agreement \(ARKK\)](#)  
                          [Approved Amendment 1](#)  
                          [Approved Amendment 2](#)  
                          [Approved Amenment 3](#)  
                          [Approved Amendment 4](#)  
                          [CIP Project Sheet](#)  
                          [CIP Aerial Map\(Modif.\)](#)  
                          [Vendor Report Card](#)
- 6L.**     [24-0614](#)     Consider and take action on a resolution authorizing Change Order No. 1 with ISJ Underground Utilities, LLC related to the East Main 24-inch Force Main Replacement Project (WW1801I) in an amount of \$189,600 (Executive Director of Capital Projects)
- Attachments:*     [Proposed Resolution](#)  
                          [Exhbit A - Change Order No. 1 with Proposal](#)  
                          [Force Main Aerial Crossing Photo & Drawing](#)  
                          [Executed Original Contract](#)  
                          [CIP Project Sheet](#)  
                          [CIP Aerial Map \(Modif.\)](#)

- 6M. [24-0617](#) Consider and take action on a resolution authorizing Change Order 1 to the construction contract with Wilson Building Services, Inc. related to the Main Street (FM 518) Sidewalk Improvements Phase 1 Project (RE2301A), in the amount of \$81,050.92. (Executive Director of Capital Projects)

*Attachments:* [Proposed Resolution](#)  
[Exhibit A - Change Order 1 - RB Rev2](#)  
[Executed Construction Contract](#)  
[CIP Project Sheet](#)  
[CIP Aerial Map \(Modif\)](#)

- 6N. [24-0589](#) Consider and take action on Ordinance No. 2024-52, an ordinance adopting a Special Use Permit, SUP-23-0002 (Storage King), for a “Self-Storage” use, on approximately 8.4 acres zoned “CG” (General Commercial), generally located along the west side of State Highway 3 (SH 3) and approximately 1,500 feet north of Farm to Market Road 646 (FM 646), with the address of 2615 State Highway 3 South - Second Reading (Director of Planning)

Planning and Zoning Commission recommended approval, 7-0-0, with one member absent, subject to conditions on November 4, 2024.

City Council approved the first reading, 8-0-0, subject to conditions, on November 12, 2024.

*Attachments:* [Ordinance 2024-52](#)  
[Exhibit A](#)  
[Exhibit B](#)

## **END OF CONSENT AGENDA**

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

- 7A. [24-0618](#) Hold a public hearing on a request to rezone approximately 1.7 acres from “CG” (General Commercial) to “PS” (Public / Semi-Public) and a request for 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 (Director of Planning)

*Attachments:* [Zoning Map](#)  
[Site Plan, Landscape Plan, and Renderings](#)  
[3rd Party Plume Model Analysis](#)  
[Hazard Mitigation Analysis](#)  
[Notices of Support/Opposition](#)  
[Overhead Line Exhibit](#)  
[Excerpt Minutes from the February 19, 2024, P&Z Commission Meeting](#)  
[Planning and Zoning Commission Staff Report](#)

- 7B.**     [24-0619](#)     Consider and take action on 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 (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 held a public hearing and postponed the item, 7-1-0 on April 23, 2024.
- Attachments:*     [Proposed Ordinance](#)  
                          [Exhibit A - Zoning Map](#)  
                          [Exhibit B - Site Plan, Landscape Plan, and Renderings](#)  
                          [Exhibit C - Strategic Partnership Agreement](#)
- 7C.**     [24-0620](#)     Hold a public hearing on a request for a Special Use Permit, SUP-24-0003 (Skyway Towers), to allow 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 (Director of Planning)
- Attachments:*     [Planning and Zoning Commission Staff Report](#)  
                          [Excerpt Minutes from the November 18, 2024, P&Z Commission Meeting](#)
- 7D.**     [24-0621](#)     Consider and take action on 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 (Director of Planning)
- Planning and Zoning Commission recommended approval, 4-2-0, on November 18, 2024, subject to conditions with two members absent.
- Attachments:*     [Proposed Ordinance](#)  
                          [Exhibit A](#)  
                          [Exhibit B](#)
- 7E.**     [24-0622](#)     Hold a public hearing on a request for 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 (Director of Planning)
- Attachments:*     [Planning and Zoning Commission Staff Report](#)  
                          [Excerpt Minutes from the December 2, 2024, P&Z Commission Meeting](#)

- 7F. [24-0623](#) Consider and take action on 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 (Director of Planning)

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

**Attachments:** [Proposed Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)

## 8. OLD BUSINESS

- 8A. [24-0542](#) Consider and take action on an ordinance amending section 125-3.12.7, entitled "Zoning (Historic District)", section 125-3.13, entitled "Use of Land and/or Buildings", and Appendix A, entitled "Definitions" of Chapter 125, entitled "Unified Development Code", to update and consolidate provisions related to permitted uses (Director of Planning)

Planning and Zoning Commission recommended approval, 7-0-0 with one member absent on September 9, 2024.

City Council postponed the item, 7-1-0 on October 8, 2024.

**Attachments:** [Proposed Ordinance](#)  
[Exhibit A - Table of Permitted Uses \(Council Changes\)](#)  
[Redline Changes to Table of Permitted Uses](#)  
[Redline Changes for new definition](#)

- 8B. [24-0591](#) Consider and take action on a resolution authorizing a Professional Services Agreement with Half Associates, Inc. (Half) for the design, bid, and construction phase services related to the Heritage Signature Trail (PK2302) in the amount not to exceed \$270,160. (Executive Director of Capital Projects)

**Attachments:** [Proposed Resolution](#)  
[Exhibit A -Professional Service Agreement with Half Proposal - Signed](#)  
[Preliminary Heritage Signature Trail Routes](#)  
[Conceptual Pre-Design Cost Estimate](#)  
[CIP Project Sheet](#)  
[CIP Aerial Map](#)  
[Vendor Report Card](#)

## 9. NEW BUSINESS

- 9A. [24-0561](#) Consider and take action on the selection of Mayor Pro Tem (City Secretary)

- 9B. [24-0482](#) Consider and take action on an appointment to the Civil Service Commission (City Manager)

- 9C. [24-0626](#) Consider and take action on appointments to non-city organizations (Mayor Long)
- 9D. [24-0602](#) Consider and take action on appointments and reappointments to City boards and commissions (Mayor Long)
- 9E. [24-0606](#) Consider and take action on a resolution in support of SB 239/HB 309, "restricting the use of taxpayer funds for certain lobbying purposes" proposed for the 89th Texas Legislative Session in 2025 (Mayor Long, Mayor Pro Tem Hicks, and Council Member Cones)  
*Attachments:* [Proposed Resolution](#)  
[SB 239 - 89th Legislature](#)
- 9F. [24-0607](#) Consider and take action on a resolution in support of SB 240/HB 239, "Texas Women's Privacy Act" for the 89th Texas Legislative Session in 2025 (Mayor Long, Mayor Pro Tem Hicks, and Council Member Cones)  
*Attachments:* [Proposed Resolution](#)  
[SB 240 - 89th Legislature](#)
- 9G. [24-0608](#) Consider and take action on a resolution in support of SB 395/HB 530, "banning mandated universal income programs by political subdivisions" for the 89th Texas Legislative Session in 2025 (Mayor Long, Mayor Pro Tem Hicks, and Council Member Cones)  
*Attachments:* [Proposed Resolution](#)  
[SB 395 - 89th Legislature](#)
- 9H. [24-0584](#) Consider and take action on a resolution establishing a Legislative Program as a part of the City of League City's Advocacy Program (City Manager)  
*Attachments:* [Proposed Resolution](#)  
[Exhibit A - 2025 Legislative Program](#)
- 9I. [24-0571](#) Consider and take action on a resolution determining that land is needed for the construction and improvements associated with the SH 3 & FM 518 Intersection Improvements (ST2003), in the City of League City, Texas, specifically: 1) Parcel 7- a 0.0770 acre parcel of land, 2) Parcel 8- a 0.1228 acre parcel of land; and authorizing the institution of eminent domain proceedings (Executive Director of Capital Projects)  
*Attachments:* [Proposed Resolution](#)  
[Exhibit A1 - Parcel 7 Metes and Bounds and Survey](#)  
[Exhibit A2 - Parcel 8 Metes and Bounds and Survey](#)  
[Aerial Map of Proposed ROW Parcels](#)



**10. FIRST READING OF ORDINANCES**

- 10A. [24-0593](#) Consider and take action on an ordinance amending Section 46-153 of the Code of Ordinances for the City of League City to allow limited fireworks during the New Year's Holiday and Independence Day Holiday (Mayor Long, Council Member Tressler, Council Member Chadwell, Council Member Saunders)

Sponsors request approval on first and final reading.

Attachments: [Proposed Ordinance](#)

- 10B. [24-0625](#) Consider and take action on an ordinance formally adopting the various charter amendments that were approved by a majority of qualified voters during the November 5, 2024 charter election (City Attorney)

Staff requests approval on first and final reading.

Attachments: [Proposed Ordinance](#)

[Exhibit A - Ballots](#)

[Redline Changes](#)

- 10C. [24-0624](#) Consider and take action on a ordinance 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 (Chief of Police)

Attachments: [Proposed Ordinance](#)

[Animal Advisory Committee Redlines](#)

**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. [24-0572](#) 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. [24-0585](#) Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters  
Discuss employment, appointment or evaluation of a public officer or employee, to-wit: Municipal Judges (City Manager)

- 14C. [24-0597](#) 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)
- 14D. [24-0604](#) 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: Harris County v. Clear Creek Shores, Inc. (City Attorney)
15. **ACTION ITEM(S) FROM EXECUTIVE SESSION(S)**
- 15A. [24-0573](#) Consider and take action on discussion concerning potential purchase or sale of real property interests (Executive Director of Capital Projects)
- 15B. [24-0586](#) Consider and take action on discussion regarding the employment, appointment or evaluation of a public officer or employee, to-wit: Municipal Judges (City Manager)
- 15C. [24-0598](#) 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)
- 15D. [24-0605](#) Consider and take action regarding consultation with City Attorney, to-wit: Harris County v. Clear Creek Shores, Inc. (City Attorney)
16. **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 13th day of December, 2024 prior to 12:30 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.**