

RESOLUTION NO. 2025-108

A RESOLUTION ESTABLISHING THE COMMUNITY GREEN
SPACE IRRIGATION GRANT PROGRAM PURSUANT TO
CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the City of League City, Texas ("City") seeks to support community beautification, sustainability, and quality of life through the preservation and enhancement of non-commercial, landscaped green spaces; and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to establish programs to promote local economic development, including those that enhance public infrastructure and amenities; and

WHEREAS, the City desires to implement the Community Green Space Irrigation Grant Program to provide financial assistance for the development of irrigation infrastructure that serves designated community green spaces, such as parks, roadway medians, stormwater detention areas, and homeowners' association common areas; and

WHEREAS, the program will incentivize the installation of dedicated irrigation systems by eligible public, nonprofit, or resident-controlled entities, thereby advancing the City's goals related to livability, stormwater management, recreational access, and environmental stewardship; and

WHEREAS, eligible projects will remain subject to the full Capital Recovery Fees (CRFs) applicable under the City's adopted impact fee schedule, and all CRFs will be paid in accordance with Chapter 395 of the Texas Local Government Code; and

WHEREAS, under this program, the City will satisfy the CRF obligation on behalf of qualifying applicants through an internal fund transfer from the General Fund to the CRF Fund, rather than issuing a reimbursement or reducing the amount of the assessed fee; and

WHEREAS, the use of General Fund dollars to satisfy Capital Recovery Fees on behalf of grant recipients shall not be interpreted as a waiver, refund, credit, or reduction of said fees, but as a separate economic development incentive authorized under Chapter 380; and

WHEREAS, participation in the Community Green Space Irrigation Grant Program is not an entitlement, and all grants are awarded solely at the discretion of the City Manager based on compliance with program requirements and availability of appropriated funds; and

WHEREAS, funding for the Community Green Space Irrigation Grant Program is subject to annual appropriation by the City Council through the General Fund budget, and nothing in this resolution shall be construed to obligate future appropriations or create a continuing liability on behalf of the City; and

WHEREAS, all recipients will be required to execute a written grant agreement with specific conditions, including project completion timelines and maintenance obligations, and the City reserves the right to revoke any grant and recover transferred funds if the recipient fails to meet the conditions of the agreement; and

WHEREAS, the City Manager's Office shall maintain records of all approved grants and shall implement procedures for oversight, auditing, and reporting to ensure the program's transparency,

accountability, and alignment with its stated public purposes; and

WHEREAS, nothing in the establishment or administration of the Community Green Space Irrigation Grant Program shall limit or impair the City's authority to enforce existing codes, development regulations, land use restrictions, or utility service conditions; and

WHEREAS, the City Council finds that the Community Green Space Irrigation Grant Program complies with applicable state law, advances adopted strategic initiatives, and constitutes a legitimate and necessary public investment in the health, appearance, and environmental quality of the community.

NOW, THEREOFRE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:


Section 1. The City establishes the Community Green Space Irrigation Grant Program pursuant to Chapter 380 of the Texas Local Government Code; and a copy of the program is attached as Exhibit A.

Section 2. The City Council must approval all grant agreements.

Section 3. All resolutions and agreements and parts of resolutions and agreements in conflict herewith are hereby repealed to the extent of conflict only.

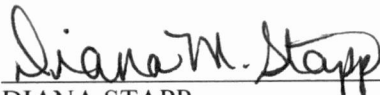
Section 4. It is hereby found and determined that the meeting at which this resolution was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law.

PASSED AND APPROVED the 27th day of May, 2025.



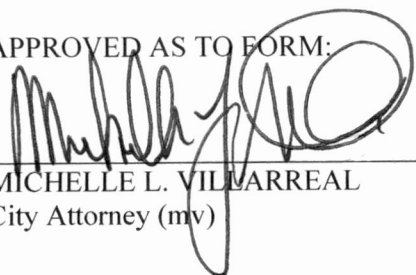
NICK LONG
Mayor

ATTEST:



DIANA STAPP
City Secretary

APPROVED AS TO FORM:



MICHELLE L. VILLARREAL
City Attorney (mv)

Community Green Space Irrigation Grant Program

(version 5/27/2025)

Purpose

The City of League City hereby establishes the Community Green Space Irrigation Grant Program pursuant to Chapter 380 of the Texas Local Government Code. The purpose of the program is to promote public beautification, sustainability, and quality of life through the expansion and preservation of community green spaces by providing financial assistance for eligible irrigation infrastructure.

This program incentivizes the development and maintenance of low-impact, non-commercial landscaped areas that contribute to the City's goals for livability, stormwater management, recreational access, and environmental stewardship.

Program Overview

The program provides grants equal to the amount of assessed Capital Recovery Fees (CRFs) for qualifying irrigation systems. The grant will be used to directly satisfy the applicant's CRF obligation via an internal transfer from the General Fund to the CRF Fund, in lieu of direct reimbursement.

Eligibility Criteria

To qualify for the grant, a project must meet all of the following criteria:

1. **Infrastructure Use:**

- The water connection must be used exclusively for irrigation of non-commercial landscaped open space (e.g., parks, roadway medians, stormwater detention areas, or HOA common areas).
- The connection must not serve any potable or indoor fixtures.

2. **Meter Size:**

- The irrigation service meter shall be no larger than two-inches (2") in diameter, with a preferred size of one-and-one-half inches (1-1/2"), and is subject to review and approval by the City Manager.

3. **Land Use Restrictions:**

- The irrigated area shall be permanently dedicated as community green space or common open space by means of a recorded plat note, deed restriction, HOA declaration, or another legally enforceable instrument.

4. **Ownership and Maintenance:**

- The site must be maintained by a:
 - Homeowners' association (HOA),
 - Nonprofit organization, or

- Public entity, including:
 - A municipal utility district (MUD);
 - A drainage district;
 - A school district;
 - A county;
 - A park or recreation district;
 - Any other governmental or quasi-governmental body operating within Texas.
- 5. **Subdivision Completion Requirement:**
 - The proposed irrigation project must be located within a platted subdivision or development section that is at least 90% built-out.
 - Build-out percentage shall be determined by the City Manager or designee based on the number of issued certificates of occupancy relative to the total number of platted lots, or another reliable metric approved by the City.
- 6. **Developer Exclusion Clause:**
 - This program is not available to developers, homebuilders, or any entity acting in a developer capacity at the time of application. Eligibility is limited to resident-controlled HOAs, nonprofit entities, and public entities as defined herein.
- 7. **Public Purpose Justification:**
 - The project must serve one or more public purposes, including:
 - Beautification of publicly visible areas;
 - Creation or expansion of community-accessible open space;
 - Promotion of environmental sustainability or stormwater benefits;
 - Enhancement of recreational or pedestrian corridors.
- 8. **Application Requirements:**
 - Applicant must submit:
 - Site plan identifying irrigated area;
 - Documentation of ownership and land use restriction;
 - CRF invoice or fee assessment from the City;
 - Documentation of subdivision build-out status;
 - Completed City grant application.

Program Administration

- This program shall be administered exclusively by the City Manager's Office.
- The City Council must approval all grant agreements, regardless of price.

- Approved grants will result in a transfer of funds from the General Fund to the Capital Recovery Fee Fund, in satisfaction of the CRF obligation for the qualifying project.

Clawback Provision

- The City reserves the right to revoke the grant and recover disbursed funds if:
 - The applicant fails to complete the irrigation installation within one year of grant approval, or
 - The irrigated green space is not maintained for at least five years following project completion.

Funding and Limitations

- Grants are subject to annual appropriation by the City Council in the City's General Fund budget.
- The program may be suspended, modified, or terminated at any time by Council resolution.
- No applicant is entitled to a grant; issuance is at the discretion of the City Manager in accordance with this policy and applicable law.

Transparency, Oversight, and Reporting

- The City Manager's Office shall maintain a record of all approved grants, including:
 - Project name and location;
 - Amount of CRF offset;
 - Executed grant agreement;
 - Public purpose served.
- A summary report shall be provided to City Council annually, including:
 - Total grants awarded;
 - Acreage impacted;