



**Section 4B Industrial Development Board
City of League City Parks Board
October 6, 2025 - 6:00 p.m.
Civic Center, 400 W. Walker Street
League City, Texas**

JOINT MEETING MINUTES

1. Call to order and roll call of members

- Chair Don Kappel called the meeting to order at 6:01 p.m.
- Present: (Parks Board members) Don Kappel, Jay Williams, Natalie Dolan, Marcos Jaramillo, Aric Deuel, Fred Growcock
- Present: (4B Board members) Mark Brown, Ken Riner, Matthew DeRosier, Donald Daughenbaugh
- Absent: (4B Board members) Rick Holm, Chris Sabin, Jeff Collins
- Others present: Assistant City Manager Rick Davis, Director of Parks and Cultural Services Chien Wei, Assistant Director of Parks and Cultural Services Recreation Lauren Siple, Assistant City Attorney Joshua Gutierrez, Executive Director of Development Services Christopher Sims, Halff Associates consultant Casey Collins, Senior Administrative Assistant Helene Freia

2. Citizens request for hearing before the Boards

- None present

3. Consider and take action on approval of minutes:

**Joint meeting minutes – 08-04-2025
Parks Board minutes – 09-08-2025**

- Motion to approve Joint meeting minutes for August 4, 2025, was made by Aric Deuel and seconded by Natalie Dolan (for the Parks Board) Motion to approve minutes was made by Mark Brown and seconded by Donald Daughenbaugh (for the 4B Board). Motion passed unanimously.
- Motion to approve the Parks board minutes for September 8, 2025, was made by Aric Deuel and seconded by Natalie Dolan. Motion passed unanimously.

4. Halff Associates presentation on Lobit Park update

- Casey Collins updated board members on the Lobit Park renovation project. The notice to proceed for Phase 1 is scheduled for October 13, 2025, with an estimated completion date of end of February/beginning of March.
- B&D Contractors was awarded the construction contract at a cost of \$1,817,785.21
- Phase 2 is currently at 30% design completion. Construction bid is anticipated for April/May 2026.

5. Consider and provide a recommendation on the Proposed Amendment to Chapter 125 of the Unified Development Code, Article VI “Provision of Parkland” (Parks Board)

- Christopher Sims gave a presentation on the proposed amendment to Chapter 125 for review and discussion.
- 1,400+ comments, two online surveys, and an open house helped shape the Westside Master Plan for 3,200 undeveloped acres on League City’s west side. Residents consistently identified parks, trails, and open space as their highest priorities.
- The proposed ordinance directly implements these community priorities, creating a Westside Park Overlay District (POD) to ensure new developments contribute land, trails, and amenities that match the City’s adopted goal of 15 acres of parkland per 1,000 residents (approx. 3 acres per 75 homes), private parkland requirement of 1 acre per 75 homes, and expands credit for dual-use detention facilities and centralized parks up to 50%.
- Motion to recommend approval of the proposed amendment to Chapter 125 of the Unified Development Code, Article VI “Provision of Parkland” was made by Don Kappel and seconded by Natalie Dolan. Motion passed unanimously.

6. Staff update on FY2026 Parks CIP projects

- The following new Parks CIP projects have been approved for FY2026:
 - a. Hike & Bike Trail Amenities – Design/Construct
 - b. Lynn Gripon Park Shoreline Protection Project – Study
 - c. City Parks Entrance Signage plan – Design
 - d. Nature Center restroom improvements – Construction
 - e. Rustic Oaks restroom improvements – Construction
 - f. Chester L. Davis Sportsplex restroom improvements – Construction
 - g. Walker Street municipal pool project – Design

7. Consider and take action on Parks Board annual report to City Council (Parks Board)

- The Parks Board annual report was presented to board members for review and discussion. Motion to approve the report was made by Natalie Dolan and seconded by Fred Growcock. Motion passed unanimously.

8. Consider and take action on 4B Board annual report to City Council (4B Board)

- The 4B Board annual report was presented to board members for review and discussion. Motion to approve the report was made by Donald Daughenbaugh and seconded by Matthew DeRosier. Motion passed unanimously.

9. Staff update on recreation/special events

- Youth basketball registration opened October 1st. 800+ participants are anticipated to register.
- Youth Sports Fall season: 81 soccer teams, 13 volleyball teams, 10 flag football teams, 24 baseball teams

- Adaptive programming is growing as citizens in surrounding cities attend. Aquatics programs will be wrapping up at the end of October.
- Harvest Festival – October 11th at League Park, 10:00 a.m.-2:00 p.m.
- Family Dance, Halloween Bash – October 18th at the Community Center, 5:00-7:00 p.m.
- Preparations are underway to hold Post-Halloween Pumpkin Palooza at Hometown Heroes Park on November 2nd, 1:00-3:00 p.m. Recreation is partnering with Moonshot Compost. The event will include lessons on composting and pumpkin tossing.

10. Staff update on pending projects

- New League Park marquee – installation was completed September 30th.
- Bayridge Park parking lot – parking area was completed in early September and Parks operations staff are currently working on landscaping.
- Lobit Park, Phase 1 – City Council awarded the construction contract at the September 23rd meeting, and the pre-construction meeting was held on October 6th. The park will be closed starting October 13th to begin renovations, which will take approximately 5 months to complete.
- Newport Park redevelopment – construction bid was awarded by City Council on September 23rd. Construction is anticipated to start late October.
- Chien reminded 4B and Parks Board members whose terms are expiring December 31, 2025, to reapply prior to October 31st if they wish to be reappointed.

11. Member comments

- Fred expressed his appreciation for staff that made The Ball Park available to the Lions Club for the Village Fair fundraising event.
- Jay announced that the League City Music Advisory Board is currently working with League City's Communication department to host a music festival at League Park on March 21, 2026. He also stated that the event will be moved to the Community Center in case of inclement weather.

12. Adjournment

- Meeting was adjourned at 7:21 p.m.

Mark C. Brown, President

Don Kappel, Chair