



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, September 14, 2021

5:00 PM

Johnnie Arolfo Civic Center
400 West Walker Street

Council Work Session

The City Council of the City of League City, Texas, met in a work session in the Johnnie Arolfo Civic Center at 400 West Walker Street on the above date at 5:00 p.m.

Mayor:

Pat Hallisey

City Council Members:

**Andy Mann
Hank Dugie
Larry Millican
John Bowen
Justin Hicks
Chad Tressler
Nick Long**

City Manager:

John Baumgartner

Assistant City Manager

Bo Bass

Assistant City Manager

Michael Kramm

City Attorney:

Nghiem Doan

City Secretary:

Diana M. Stapp

Chief of Police:

Gary Ratliff

Executive Director of Development Services

David Hoover

Executive Director of Finance/Project Management

Angie Steelman

Director of Engineering:

Christopher Sims

Interim Director of Finance:

Deborah Jordan

Director of Human Resources/Civil Service:

James Brumm

Director of Parks & Cultural Services:

Chien Wei

Director of Public Works:

Jody Hooks

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Hallisey called the meeting to order at 5:01 p.m. and called the roll. All members of Council were present. Mr. Mann arrived at 5:05 pm

Present 8 - Mayor Pat Hallisey, Mr. Andy Mann, Mr. Hank Dugie, Mr. Larry Millican, Mr. John Bowen, Mr. Justin Hicks, Mr. Chad Tressler and Mr. Nick Long

2. PRESENTATION AND DISCUSSION REGARDING BAY COLONY PARK

Chien Wei, Director of Parks & Cultural Services introduced Blake Coleman with TBG Partners who gave an updated version (cost savings) for the project previously presented at the August 10, 2021 worksession.

Master Plan Budget & Schedule - Bay Colony Park

Condensed budget with add alternates - \$37,745,362.47

Design & Construction total per areas \$28,497,506.07 (base line), add alternates \$9,247,856.40 (builds up to the previous version)

Landscape Master Plan add alternates (slide)

Condensed budget with deductions - \$22,462,244.67

Design & Construction total per areas \$28,497,506.07 (base line), Less deductions \$6,035,261.40 (2-Large Baseball Fields, Associated Baseball Parking/Electrical, 2-Soccer Fields, Associated Soccer Parking & Electrical, Disc Golf & Associated Trails)

Landscape Master Plan deductions (slide)**Overall budget with add alternates**

Area 1A – Base and Alternates \$9,841,246.00

\$8,757,115.00 (Fields, min road access/parking and associated detention)

Add alternates \$1,084,131.00

Area 1B – Base and Alternates \$1,011,865.25

\$836,534.00 (Additional field and associated detention)

Add alternates \$175,331.25

Area 1C – Base and Alternates \$3,503,251.56

\$2,638,063.56 (Additional parking, hardscape, softscape and associated detention)

Add alternates \$865,188.00

Area 1D - \$405,000.00 (Playground and associated detention)

Area 1E - \$821,427.75 (Calder Road access and associated detention)

Area 2 – Base and Alternates \$22,162,571.91

\$16,265,793.51 (Fields, courts, playground, road access/parking and associated detention)

Add alternates \$5,896,778.40

City Vision – Let’s not only be the fastest growing city, but the greenest and healthiest city too! (Quoted in 2017 Parks Master Plan)

3 Guiding Principals (as identified in the Parks Master Plan)

- **A City of Great Places – vibrant, walkable, enticing, variety of opportunities, attractive, distinct**
- **Adequate and Efficient Use of Infrastructure Services and Public Facilities – meet demands, complete mobility, connectivity, protection**
- **Economically Sustainable Community – cohesive, marketable, expansion of business**

Goals (as identified in the Parks Master Plan)

Specific Project Goals are to:

- **Preserve and Enhance Natural Areas**
- **Develop “Great Places”**
- **Increase Recreational Opportunities**
- **Improve connectivity**

Analysis – Project site & future Grand Parkway overlay (slide)

Analysis – Existing Park Facilities (slide)

Analysis – Existing practice/pick-up fields & courts (slide)

Analysis – Existing youth sports game fields (slide)

November 2017 – Facility Assessment (summary)

- **2017 deficit: basketball courts, playgrounds, rec center, swimming pools, tennis courts, trails, volleyball courts**
- **Projected 1040 deficit: baseball fields, soccer fields, softball fields (not listed)**

Analysis – Opportunities and constraints (slide)

Analysis – Developable land diagram (slide)

Stakeholders & User Groups

Stakeholders – city youth sports leagues:

- Football – LC 49rs, Bay Area Panthers**
- Soccer – Space City Futbol Club**
- Baseball – LC Little League, LC Pony Colt**
- Gulf Coast Volleyball**
- LC Girls Softball**
- Gulf Coast Girls Lacrosse**
- LC Pickleball**
- LC Running Clubs**
- LC Birdwatching Groups**

Tournament athletes & visitors

User Groups – resident of league city, neighborhood visitors, dog walkers, leisure walkers, weekend visitors, regional athletes

EPIC plan analysis:

Spaces between filed do not allow for warm up space nor drainage

Field sizes are smaller than requested by user groups

No additional space provided for passive amenities

Detention area does not appear to meet Atlas 14 requirements

Vehicular circulation to Ervin Rd is through parking lot & does not allow efficient entry/exit

Analysis – Developable land & epic plan overlay (slide)

Landscape Master Plan (slide)

Epic plan – 10 acres detention, 15 acres parking/maintenance, 58 acres programmed park space, 20 acres Grand Parkway

Current Master Plan – 24 acres detention, 14 acres parking/maintenance, 45 acres programmed park space, 20 acres Grand Parkway

Environmental Timeline (slide)

3. PUBLIC COMMENTS

4. ADJOURNMENT

At 5:49 p.m. Mayor Hallisey said, there being no further business this meeting is adjourned.

**PAT HALLISEY
MAYOR**

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: