



# City of League City, TX

300 West Walker  
League City TX 77573

## Meeting Minutes City Council

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Tuesday, October 10, 2017

5:00 PM

Council Chambers  
200 West Walker Street

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### Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 6:00 p.m.

**Mayor:**

**Pat Hallisey**

**City Council Members:**

**Dan Becker  
Hank Dugie  
Larry Millican  
Todd Kinsey  
Greg Gripon  
Keith Gross  
Nick Long**

**City Manager:**

**John Baumgartner**

**Assistant City Manager**

**Bo Bass**

**City Attorney:**

**Nghiem Doan**

**City Secretary:**

**Diana M. Stapp**

**Chief of Police:**

**Michael Kramm**

**Director of Engineering**

**Christopher Sims**

**Interim Director of Finance**

**Allena Portis**

**Director of Human Resources/Civil Service:**

**Janet Shirley**

**Director of Parks & Cultural Services:**

**Chien Wei**

**Interim Director of Planning/Development:**

**Frankie Legaux**

**Director of Public Works:**

**Jody Hooks**

**1. CALL TO ORDER AND ROLL CALL OF MEMBERS**

Mayor Hallisey called the meeting to order at 5:07 p.m. and called the roll. All members of Council were present except Mayor Hallisey and Mr. Gross.

**Absent**     2 -     Mayor Pat Hallisey and Mr. Keith Gross

**Present**     6 -     Mr. Dan Becker, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon and Mr. Nick Long

**2. PUBLIC COMMENTS****3. PRESENTATION OF THE PROPOSED PARKS AND TRAILS MASTER PLAN**

Sheila Condon of Clark Condon gave opening remarks. Thank you again for allowing us to be part of this process. Our job tonight is to go through this draft and hit the high points and give you some of the big picture items. It was really important to the City and the stakeholders that the plan echoed division for the city and is uniquely geared towards your needs and your citizen needs for League City and we believe this plan does that. It is comprehensive, there is a lot of data in the back up you will see as you get into the detail to the recommendation. It is a combination and update of the previous 2006 Parks and Open Space Master Plan and the 2010 Trails Master Plan. It outlines some policy procedure recommendations to help make some of these implementations possible. It is also a guide, remember it is a living document. As we get into specific projects later on there is plenty of room and time for specific input on specific projects. Lastly it is bold, it is a big vision, it is a long-term 20-year period, has a big price tag but remember it is over many years and there will be many different kinds of funding sources.

Katie Golzarri, Clark Condon Project Manager, said tonight we are going to keep the presentation brief. We started this Parks Master Plan process a little over 18 months ago with some specific goals. We spent a lot of time making this a marketing piece, especially the executive summary, that the city could use as you move forward toward finding funding and projects. We had different key points in the process that we brought in different stakeholders and obviously did a lot of work with staff and the Parks Board. The mission statement specifically for this combination plan was to provide a balanced system, balanced facility wise, balanced acreage wise, balanced location wise throughout the entire city. Making sure that we keep some of those really important facets of League City, the trees and natural resources in the plan. As you know over the last 16-17 years you have grown substantially. This is a 20-year plan and at the end of that the population projects are 3 times your growth from year 2000.

So how do we stay ahead of that from an infrastructure standpoint? Budget standpoint? And obviously for this plan, parks and trails? Current existing park acreage, we looked at public park acreage and we also combined homeowner association acreage which is something the 2006 Parks Plan did. We accounted that at a 25% because we realize the HOA parks are private but they do bring value to the overall parks and trails system. Total park acres today 1,484.24. Popular parks include the 3 county parks, Hometown Heroes Park, and the Chester L. Davis Sportsplex.

Since the 2006 plan I think the city has been very aggressive tackling those projects that were outlined in the plan and also the 2010 Trails Master Plan. Park developments include Dr. Ned & Fay Dudney Nature Center, Ghirardi Family Water Smart Park, Hometown Heroes Park, Heritage Park, and Boundless Playground. Also adding trails has been a big push since the 2010 Trails Master Plan, adding 4.8 additional trails to the system and making repairs. One of those was the Clear Creek Paddle Trail at Countryside. Existing Parks and Trails - you have 19 city parks, 13 developed and 6 undeveloped.

Where do we want to go? We looked at a lot of layers when we did our assessment. We looked at what you have today, we added in public input and where people want to go tomorrow, we also looked at standards based and the natural resources. Level of service - taking a look at acreage per population. With those population projections projected to nearly 150,000 in 20 years, this is something that we take into account and is typical that is used in parks master planning. Your current overall goal, how many parks, open space, and trail acres that you want to provide for your citizens is 15 acres per 1,000 people. Currently you are right at that goal at 14.9. If we added no additional acreage for the next 20 years and we are adding nearly 50,000 people that number would obviously change and your level of service number would dip down around 10. In order to keep that 15 acres per 1,000 people, adding 50,000 people we would need to add over 600 acres of land to our parks and open space inventory. We have some creative ideas to try and hit that goal. Another thing that came out of the 2006 plan was accessibility and that is why the city did the 2010 Trails Master Plan. It is one thing to have the right amount of park acres, it is another to have it developed, it is another to have the right facilities. If you have a lot of parks that have no parking and you can't walk to it that lowers your level of service. Another big thing that we did was obtain public input. We had two public meetings to kick this project off, we had a public survey available online and got a lot of good feedback. We had focus groups and stakeholder interviews so we had a lot of layers where we invited people in so we could talk about what they like and love about League City's parks and rec facilities and what would they like to see for the future. There was 31 questions and we gathered demographic information so there is a full analysis in the parks master plan. Big highlights were we want more trails, more connectivity and then they also really praise the existing maintenance of parks. Priority projects per the survey - the number one request was off-street paths. Next were open space and natural areas – habitat preservation, large passive parks, open space acquisition, followed by parks specific – small neighborhood parks, renovation of existing parks, youth/teen center, expand recreation programs, leisure aquatics.

We looked at a lot of layers when we looked at the needs assessment and what League City actually needs over the next 20 years. We came up with recommendations that we shared with the Parks Board and at the end of the day ended up with four target priorities. Target 1 – Preserve and Enhance Natural Areas. Target 2 – Develop “Great Places”.

**Target 3 – Increase Recreational Opportunities. Target 4 – Improve Connectivity.** Some of the big items under Target 1, making sure that the natural areas are preserved, mitigated for, create more of. If you look at the Ghirardi WaterSmart Park, that was a great project that educated people about the water system and natural areas. Others included protecting existing tree cover, that is a big deal in League City, protecting our natural resources. Under Target 2, making sure that these are signature projects and specific to League City resident citizen needs but also have a little fun as well. So we added in art, history, and culture into park spaces, multi-use of park spaces, incorporating League City style. Park land acquisition and development – we talked about the need for over 600 additional acres of land. If we break that down into typical park sizes, our big ones are neighborhood parks and I think we have some creative ideas with future development. Another big one is community parks, your larger parks that have ball fields, recreation centers. So we have to add 14 more parks. Breaking down the acreage, there is over 600 acres need for park land. We are estimating, looking at the existing PUD documents on the southwest side and all the development that is going to happen, about 222 acres of HOA parkland that would be built if we use our methodology and our existing facilities chapter at 25%. If we take this 25% knowing that those HOA parks are not available for the public we would have 55 acres to add back in. The other thing that we talked about is looking at facilities that already exist but are not necessarily thought of as park and recreation facilities. Detention basins are a big one, people are getting pretty creative about combining this with parks and trails facilities. Also Public School facilities, you have three ISD's and we contacted each one of them. They had different varying level of agreements that they allow people to use their spaces but there could be an interlocal agreement between the city and those different schools to provide shared use of facilities. A big thing that we talked about is adding community parks because HOA's typically do not build parks with ball fields. Under Target 3, we met with the sports focus groups and they were all very happy with the facilities but of course they all want more. So again, as we add more population we need to add those ball fields, add additional recreation space. A sports complex on the west side was a big thing that we talked about, but also keeping that balance of active and passive. Under Target 4, we built upon your 2010 Trails Master Plan and refined it a little bit. The City has incorporated way-finding signage and so this will be a possibility. You also have signature trails in your 2010 and we carried it through as well and wanted to prioritize the development of some of these trails.

How do we get there? This plan covers 20 years and we broke it up into bite size pieces. Our immediate needs – what are we lacking today (2019-2022). Our future needs - what are we going to start needing as we increase population (2023-2028). Long term needs (2029-2036). For each chart we tried to balance per planning area to make sure we had development throughout each area, balance passive/active, and balance acquisition and development. All total with each of the recommendation projects totals over \$224 million in proposed projects. One of the things that we took a look at is there was a report that was done for the City of Houston and the Houston Parks Board about the benefit of parks.

So in his report at the summary he assessed that at the end of the development of all the Bayou Greenway projects that they are doing the city would see 25% of the original investment value given back to the city. So in four years they would get back the value that they put into it and keep building on. We also had ideas about how to find funding. We looked at your budgets today, we looked at the fact that you will be adding people, adding additional revenue with taxes as more development comes online. You have user fees that gives you money to help maintain your facilities today. One of the other things that we hit on was maybe the need for a specific parks bond for some specific projects that we may need to move forward. We were able to get an estimate from Section 4B who has funded a lot of your park development over the last several years and they estimated over the next 20 years to bring in \$58 million. We also have some recommendations for your current park dedication fee. Your current per lot is \$1,000 and we did a full assessment of some peer cities and we have some recommendations for increases to that number as well. There are grants, partnerships and sponsorships or anyway we can find money.

Policy Review – this is detailed in the report but we took a look at your existing park ordinance that has both an HOA and Public Park requirement. We made some recommendations on that and how these policy changes can help move forward with the implementation of the plan. In summary, the big items - focusing on improving and renovating existing facilities, a big number of land acquisitions, focusing on community-type parks, working on our trails, and exploring new facilities.

4. **ADJOURNMENT**

At 5:52 p.m. Mayor Pro Tem Kinsey said, there being no further business this meeting is adjourned.

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**TODD KINSEY**  
**MAYOR PRO TEM**

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**DIANA M. STAPP**  
**CITY SECRETARY**

(SEAL)

**MINUTES APPROVED: November 14, 2017**