



Meeting Minutes
City Council

Tuesday, April 28, 2026

5:00 PM

Council Chambers
200 West Walker Street

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 5:00 p.m.

Mayor:

Nick Long

City Council Members:

Andy Mann
Tommy Cones
Tom Crews
Courtney Chadwell
Scott Higginbotham
Chad Tressler
Sean Saunders

City Manager:

John Baumgartner

Assistant City Manager:

Rick Davis

Assistant City Manger-CFO:

Angie Steelman

City Attorney:

Michelle Villarreal

City Secretary:

Diana M. Stapp

Chief of Police:

Cliff Woitena

Executive Director of Capital Projects

Ron Bavarian

Executive Director of Development Services:

Christopher Sims

Director of Finance:

Kimberly Corell

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 Long called the meeting to order at 5:00 p.m. and called the roll. All members of Council were present except Mr. Mann.

Absent 1 - Mr. Andy Mann

Present 7 - Mayor Nick Long, Mr. Tommy Cones, Mr. Tom Crews, Mr. Courtney Chadwell, Mr. Scott Higginbotham, Mr. Chad Tressler and Mr. Sean Saunders

2. **PUBLIC COMMENTS**
3. **PRESENTATION AND DISCUSSION REGARDING BID AWARD OPTIONS FOR THE PAT HALLISEY PARK PROJECT**

Blake Coleman, TBG Partners gave a PowerPoint presentation.

Timeline: 2026 Schedule

April 21 Bids Received
April 28 City Council Workshop 1
May 12 City Council Workshop 2
May 26 Preliminary Pre-Award
June 9 Backup for Pre-award, if needed
June 23 Debt Issuance Authorization
September 24 Award & Delivery of Debt Funds
October 13 City Council Awards Contract

Slides: Overall Plan, Plan Enlargement

Overall Plan

Forney

Base Bid Construction \$45,304,721.82
Base Bid Schedule 539 days @ \$2,000/day
Construction + Schedule \$46,382,721.82

Spawglass

Base Bid Construction \$46,145,700.00
Base Bid Schedule 570 days @ \$2,000/day
Construction + Schedule \$47,285,700.00

Alternates:

- (#9) Remove baseball complex & parking**
- (#4) Synthetic turf at baseball infield**
- (#5) Add batting cage lanes at baseball**
- (#7) Concrete bleachers at baseball**
- (#6) Concrete bleachers at softball**
- (#1) Add 8' wide 2.5K trail**
- (#2) Increase trail to 10' wide**
- (#3) Upgraded softball plaza**
- (#8) Add Calder Entry Road**
- (#10) Additional reforestation**
- (#11) Add surplus parking**
- (#12) Remove all scoreboards**
- (#13) Upgrade south playground**

(#9) Remove baseball complex & parking: -150 stalls**Construction Cost – Additional Contract Days:**

Forney	-\$7,406,318 (-70 days)
Spawglass	-\$7,501,000 (-21 days)

(#4) Synthetic turf at baseball infield**Construction Cost – Additional Contract Days:**

Forney	\$1,710,827 (56 days)
Spawglass	\$1,132,000 (0 days)

(#5) Add batting cage lanes at Baseball**Construction Cost – Additional Contract Days:**

Forney	\$293,942 (14 days)
Spawglass	\$347,000 (0 days)

(#6) Concrete bleachers at Softball**Construction Cost – Additional Contract Days:**

Forney	\$169,165 (28 days)
Spawglass	-\$47,000 (0 days)

(#7) Concrete bleachers at Baseball**Construction Cost – Additional Days:**

Forney	\$119,022 (28 days)
Spawglass	-\$39,000 (0 days)

(#1) Add 8' wide 2.5K trail

Construction Cost – Additional Days:

Forney \$878,370 (0 days)
Spawglass \$435,000 (0 days)

(#2) Increase trail to 10' wide**Construction Cost – Additional Days:**

Forney \$216,994 (28 days)
Spawglass \$55,000 (0 days)

(#3) Upgraded softball plaza**Construction Cost – Additional Days:**

Forney \$117,416 (14 days)
Spawglass \$56,000 (0 days)

(#8) Add Calder Entry Road**Construction Cost – Additional Contract Days:**

Forney \$1,210,826 (70 days)
Spawglass \$1,089,000 (0 days)

(#10) Additional reforestation**Construction Cost – Additional Days:**

Forney \$190,661 (21 days)
Spawglass \$93,000 (0 days)

(#11) Add surplus parking – 208 stalls**Construction Cost – Additional Days:**

Forney \$879,392 (35 days)
Spawglass \$846,000 (0 days)

(#12) Remove all scoreboards**Construction Cost – Additional Days:**

Forney -\$123,438 (14 days)
Spawglass -\$168,000 (0 days)

(#13) Upgrade south playground**Construction Cost – Additional Days:**

Forney \$196,969 (14 days)
Spawglass \$117,000 (0 days)

City Council members discussed each item, directing staff to provide an update at the next worksession on May 12, 2026.

4. ADJOURNMENT

At 5:41 p.m. Mayor Long said, there being no further business this meeting is adjourned.

NICK LONG
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: