



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, July 14, 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 Manager-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. Mayor Pro Tem Saunders attended virtually.

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 WALTER HALL PARK**

Chien Wei, Director of Parks & Cultural Services gave a presentation:

Walter Hall Park – A Community Asset with Significant Opportunity

Walter Hall Park at-a-glance – an 86-acre regional park located along Clear Creek with a boat ramp, canoe/kayak launch, fishing pier, baseball/soccer fields, tennis courts, picnic pavilions, and playground. The air-conditioned pavilion building was built in 1994. There is extensive open space and natural areas that include walking trail and wildlife. There are two restroom facilities.

The park is one of the largest and most unique park properties, a historic community asset established in 1929 that has served residents for generations. It provides a mix of recreation, environmental preservation, and public gathering space. Positioned to become the City's premier passive park and regional events venue.

Why City Stewardship?

Benefits of City Stewardship - long-term preservation of Walter Hall Park's history and character, local decision making based on community priorities, consistent maintenance and service standards, integration into the City's Parks System, increased investment in park facilities and infrastructure consistent with Parks & Open Space Master Plan, expanded recreation programming and community events, long-term preservation of one of League City's signature parks.

Reinvestment means more use. City stewardship allows League City to continually reinvest in Walter Hall Park, creating new recreational opportunities that attract more residents, increase park visitation, and maximize the community's return on this public asset.

Existing Conditions & Future Opportunities

Existing Challenges – aging athletic facilities, deteriorating boardwalks, outdated electrical infrastructure, restrooms and pavilions needed renovation, limited ADA connectivity, aging park amenities.

Development Considerations – a significant portion of Walter Hall Park lies within the 100-year floodplain, limiting permanent vertical construction.

Opportunity Through Reinvestment - rather than intensive development, League City can reinvest in amenities that increase public use while respecting floodplain constraints, such as passive recreation, outdoor festivals, nature-based programming, regional community events, improved accessibility, enhanced visitor experience, pickleball courts, practice areas.

Expanding Community Events

Potential community events include Harvest Festival, Easter Egg Hunt, Citizen Appreciation Day, July 4th Fireworks Extravaganza, outdoor concerts, arts & craft festivals, seasonal celebrations, community gatherings/meeting space.

Existing Advantages: Large open event spaces, existing parking, outdoor/indoor pavilion facilities, boat/Clear Creek access, natural gathering areas, future overflow parking, flexible event infrastructure.

Maintenance Operations & Facility Improvements

Current challenges include limited employee workspace, staff parking constraints, equipment stored at multiple locations, limited vehicle storage, reduced operational efficiency, one restroom serving multiple maintenance crews.

Walter Hall Maintenance Shop Solution

Utilizing the existing maintenance shop would provide relocation of Horticulture crew, relocation of Parks Facility Maintenance crew, expanded equipment storage, improved inventory management, better fleet parking, increased employee workspace, faster response throughout the city.

Annual Operations Budget \$490,861

One-time equipment investment \$64,000 (utility vehicle, maintainer, F-150 truck, paint sprayer (athletic fields).

Staffing Plan

Recommended Staffing: 1 Senior Parks Maintenance Worker, 3 Parks Maintenance Workers.

Responsibilities: daily park inspections, facility cleaning, restroom maintenance, trash collection, athletic field maintenance, event setup and support.

Annual Personnel Investment \$258,261

Dedicated staff will improve park appearance, increase responsiveness, enhance visitor experience, and support expanded recreational programming and special events.

Long-Term Capital Improvement Vision - Reinvesting in Walter Hall Park

Phase 1 – 2025 Estimate \$1.52 Million

Baseball improvements, ADA accessibility, Pickleball conversion, Boardwalk repairs, Air-Conditioned pavilion exterior restoration, restroom renovations, boat launch improvements, entry enhancements, shade structures.

Phase 2 – 2025 Estimate \$2.77 Million

Electrical infrastructure (light poles), Soccer improvements, Disc Golf course, outdoor pavilion renovations, utility upgrades (booster pump/force main), internal pedestrian circulation.

Phase 3

Amphitheater, maintenance shop renovation, air-conditioned pavilion interior improvements.

Community Value & Strategic Investment

Walter Hall Park represents more than a park acquisition. It is a long-term investment in recreation, operational efficiency, and quality of life. It will maximize the community's return on a treasured public asset.

Potential Funding Source – Park Dedication Funds**4. ADJOURNMENT**

At 5:37 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: