

## MINUTES

THE CITY OF LEAGUE CITY  
BIG LEAGUE DREAMS REVIEW COMMITTEE  
REGULAR MEETING  
FEBRUARY 15, 2023 5:00 PM  
CIVIC CENTER MEETING ROOM 2  
400 WEST WALKER ST  
LEAGUE CITY, TEXAS 77573

Ordinance 2022-01, Section 2: The Big League Dreams Review Committee shall submit quarterly reports to the City Council concerning the condition and usefulness of the Big League Dreams facility.

Ordinance 2022-01, Section 3: The Big League Dreams Review Committee shall be submitted to the Sunset Commission on or after February 8, 2024.

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Mr. Clay Voss, Committee Chair, called the meeting to order at 5:00 pm. The following members were present, constituting a quorum: Clay Voss, Nick Corkill, Councilmember Chad Tressler, Councilmember Tommy Cones, Malcolm Daly, Fred Growcock (video), Chris Sabin, and Ben Dunn. The following members were absent: Jason Jaeger. City Staff present included Nghiem Doan (video), Ryan Smith, Chien Wei, Kimberly Corell, Cameron Parker, Giao Doan, and Carlene Neeley. In addition, Mayor Nick Long attended. Councilmember Tom Crews attended a portion of the meeting. Ed Farmer, Director of Operations for Big League Dreams, and Kevin Flora, Chief Operating Officer for BLD, were present via video.

2. INTRODUCTION OF NEW MEMBERS

All attendees introduced themselves.

3. APPROVAL OF MINUTES FROM THE AUGUST 17, 2022, COMMITTEE MEETING

The motion to accept the Minutes was made by Clay Voss, seconded by Mr. Growcock, and passed unanimously by the members present (8-0-0).

4. PUBLIC COMMENTS

None

5. DISCUSS MEASURES TO PREVENT TAILGATING ON THE PREMISES

There was a lengthy discussion, led by Ryan Smith and Mayor Long of issues related to tailgating at an event on the weekend of February 4-5, 2023. Key areas of concern were parking of a travel trailer in the parking lot and a tailgating party associated with it, failure to clean up garbage resulting from said tailgating, measures that could be taken to keep similar incidents from occurring in the future. Mr. Flora indicated that BLD did not want any tailgating, barbecues or outside beer in the parking lots. Mr. Doan indicated that since the City owned the property, any rules that BLD and the City agreed to could be documented and posted on signs on the property. Mr. Smith asked whether BLD would consider hiring off duty League City Police Officers to assist with security enforcement. Mr. Flora indicated that they would.

There was also discussion about getting prior permission from the City Manager for games that start after 11:00 pm as required in the Agreement. The decision was to leave the hours as they are and address issues on a case-by-case basis. If there is a problem, it can be addressed later.

## 6. BLD REPORT

- i. November 2022 Report
- ii. February 2023 Report

Although no reports for December through February were provided for review, Mr. Farmer indicated that they are currently open 7 days a week, they have been able to arrange a number of events (such as a dog show and women's soccer) in addition to youth baseball leagues, and that they are happy with the utilization. They are planning to remove the netting over the catchers and install hard canopies over the seating areas to protect the patrons. This is in response to several discussions about this issue at previous meetings.

## 7. STAFF REPORTS

- a. Facilities Team Report
  - i. November 2022 Report
  - ii. February 2023 Report

The Facilities Team report was presented by Ryan Smith. A number of HVAC issues continue to be present. Some are still present because capital expense was delayed by avoiding addressing cooling issues during the winter. The batting cages are still having issues with several of the motors being inoperative. TABC permits are not displayed in the correct buildings. The Women's ADA restrooms are out of order. Other maintenance issues persist.

- b. Parks Team Report
  - i. November 2022 Report
  - ii. February 2023 Report

Cameron Parker and Chien Wei reviewed the results of the Parks Team inspections. Their biggest issue was that they were on site doing their inspection for over 1.5 hours and saw no BD staff – no grounds staff, no managers, no one working. There was a long discussion of this problem with a number of Committee members and staff making it clear that BLD needs to do a better job in many areas.

Additional reported issues include:

- Warning tracks covered in weeds.
- Grounds maintenance starting to slip.
- Erosion around the dugouts.
- Dugouts with ankle deep standing water days after the latest rain.
- Lighting issues on the fields, back up to double digit lights out on some fields. This continues to be a major safety concern.
- Turf issues continue. BLD is moving to a new vendor due to the previous vendor's failure to provide maintenance.

The consensus was that a Work Order system is needed to provide better tracking and accountability. Although there was initial improvement, things are now declining. In addition, the possibility of adding quality assurance cameras was discussed. Mr. Flora emphasized that BLD has to step up and do their job, that they have invested too much money to let it slip.

Mr. Sabin described the problem he had been having getting in touch with the General Manager to make a payment for a rental. Mr. Flora replied that there should always be at least one person in the office.

All agreed that the food was a lot better now.

c. Financial Report

i. November 2022 Report

ii. February 2023 Report

Ms. Corell presented a review of the past quarter financial status which still shows a rent shortfall. Mayor Long commented that BLD continues to lose money.

8. ASSIGN CITY COUNCIL REPORT DUTIES

Mayor Long volunteered to prepare a short report to update Council on the current status of the BLD park operations.

9. ADJOURNMENT

There being no more business, after noting that the next meeting would be at BLD on May 17, 2023, the meeting was adjourned by Chair Voss at 6:08 pm.

5/17/2023

Date Approved