



# AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 10/20/2025

**PREPARED BY:** Jason O'Mara, Director of Parks & Recreation

**AGENDA CONTENT:** Discussion and possible action on potential funding sources and project priorities for FY25-26 Capital Improvement Program projects.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** \$0

**FUNDS REQUESTED:** TBD

**FUND:** TBD

## EXECUTIVE SUMMARY:

Staff are providing the following project updates for Angleton Better Living Corporation (ABLC) review and discussion regarding the status, timeline, and funding considerations for ongoing and proposed FY25-26 Capital Improvement Projects.

- **Bates Park – Addition of a Sixth Softball Field**

Staff continue to collect quotes for concrete and fencing to pair with Paragon Sports Constructors' revised proposal totaling \$291,299.58.

- The revised scope includes sandy loam installation, infield clay, irrigation system, laser grading, and sod installation. Concrete flatwork, fencing, and bleachers are now being separated for independent procurement to reduce overall cost and improve flexibility in scheduling.
- **Sample Construction Timeline:**
  - AGSA Excavation & Site Prep: January 5-19, 2026
  - PSC Mobilization: January 20, 2026
  - Irrigation & Infield Work: January 21 - February 6, 2026
  - Fencing & Concrete Work: February 9-23, 2026
  - Sod Installation: March 2, 2026
  - Grow-In Period: March-April 2026

- **Freedom Park – Playground Replacement**

Staff received updated Cunningham Recreation/GameTime quotes for the new playground, which includes two modular play units (ages 2-5 and 5-12), a four-bay swing set with adaptive and

expression swings, KidNetix Twirl spinner, and Vista Nova rope structure. Sample playground layouts are provided in your packet.

- Quotes:
  - Playground Only Quote: \$234,670.34 (includes a \$65,000 GameTime Community Champions Grant credit available only until early November 2025, requiring timely action to secure the grant match)
  - Poured-in-Play Surface Included: \$480,460.91
- To support financing options, staff worked with Finance to engage Government Capital Corporation, which provided the following payment scenarios for the playground portion only (\$234,670):
  - 3 annual payments: \$87,094 each
  - 5 annual payments: \$55,080 each
  - 7 annual payments: \$41,434 each
- Staff are continuing to explore financing options to determine the most fiscally responsible approach while maintaining ABLC fund balance stability.
- **BG Peck Soccer Complex – Phase One Field Grading**

Staff met with Joe Morrow of Hilltop Securities Inc. to review ABLC's current budget, fund balances, and projected sales tax revenues. He advised that funding capacity for new Certificates of Obligation (COs) in FY25–26 is very limited, with an estimated maximum borrowing capacity of approximately \$1 million. Morrow recommends re-evaluating in Spring 2026 during budget preparation for a potential issuance in FY26–27, as current funding conditions do not support additional debt at this time. To strengthen ABLC's financial position, he also suggests setting debt service at 125% of current levels to increase fund balance and provide a cushion against potential revenue shortfalls, as most recently experienced in FY24–25. Furthermore, existing debt service is scheduled to roll off in 2027, which will enhance the City's future bonding capacity. Given these limitations, staff recommend delaying potential grading and construction of the BG Peck Soccer Complex until financial conditions improve.

## **RECOMMENDATION:**

Staff recommend continuing to collect quotes and refine project costs for Bates Park's sixth softball field, including concrete and fencing, to pair with Paragon's revised proposal. The project will be revisited in December 2025 once FY24–25 financials are finalized, final sales tax revenues are received, and more precise funding and cost estimates are available.

For the Freedom Park Playground, staff recommend considering the use of Government Capital financing for the playground portion of the project and utilizing available funds within ABLC's contingency line to cover financing payment.

Regarding the BG Peck Soccer Complex, staff recommend maintaining design readiness but deferring construction consideration until FY26–27, pending improved sales tax performance and available bonding capacity.