



AGENDA ITEM SUMMARY FORM

MEETING DATE: 9/2/2025

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

AGENDA CONTENT: Discussion and update on 2024 Angleton Better Living Corporation bond projects.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$4M

FUNDS REQUESTED: \$0

FUND: 40-506-625.10 Abigail Arias Park
40-506-625.20 Freedom Park Active Area (Ballfield)
40-506-625.30 BG Peck Soccer Complex
40-506-625.40 Angleton Recreation Center Improvements
40-506-625.50 Texian Trail Drainage

EXECUTIVE SUMMARY:

Abigail Arias Park - 40-506-625.10

Budgeted: \$2,750,000 (Bond + TPWD), Expensed: \$79,352

- February 2025
 - Burditt Land | Place presented two schematic designs for community input at a Town Hall meeting held from 5 PM – 6 PM. The schematic designs will be presented to the Parks & Recreation Board and the City Council in March
 - Director presented a grant opportunity through Partners in Places to increase funding for Abigail Arias Park development.
- March 2025
 - Burditt Land | Place presents schematic designs to Parks & Recreation Board and City Council for input
 - Director coordinator Archeological Survey to fulfill TPWD Grant requirements.
- April 2025
 - Burditt Land | Place submitted Geotech survey to City for services to be completed by third party vendor. Director coordinated Geotech services with Terracon.
 - Burditt Land | Place submitted update master plan and phase one plan based on current allocated budget.
 - Director presented final master plan and phase one plan to Parks & Recreation Board for input
 - Archeological Survey completed by Hoizoon Environmental Services and Director added to TPWD Grant portal.
- May 2025
 - Director presented the final master plan and phase one plan to City Council for input and approval.

- TPWD Grant Agreement received and presented to City Council for final approval.
- June 2025
 - Burditt Land | Place submitted 50% Design Development plan to City for review including playground, splash pad and pavilion options.
 - Director requested input and feedback from Parks & Recreation Board on 50% Design Development Plans.
 - Burditt Land | Place submitted preliminary 3D park renderings.
- July 2025
 - Director presented 50% Design Development Plans to City Council for input
 - Burditt Land | Place submitted 90% Design Development plan to City for review.
- August 2025
 - Burditt Land | Place submitted 100% Design Development plan and updated 3D park renderings to City for review.
 - Staff met with Burditt Land | Place to provide comments and feedback on 100% Design Development Plans

Next Steps

- Developing the corporate sponsorship package and sponsorship video for public distribution, executing the TPWD agreement and requirements, construction documents, bidding, and construction.

Freedom Park Active Area Improvements - 40-506-625.20

Budgeted: \$900,000, Expensed: \$99,244

- On 6/17/2024, ABLC approved the proposal from Burditt Land | Place for professional services to provide a preliminary design, final design, bidding, and construction administration for the Freedom Park Active Recreation Area redevelopment project.
- On 11/12/2024, the City Council executed the scope of work and AIA agreement with Burditt Land | Place.
- On 12/20/2024, a topo survey request and geotechnical work was initiated by the Director.
- On 2/6/2025, Baker & Lawson sent a completed topo survey for the development site.

Next Steps

- Burditt Land | Place will complete the design based on topo and geotechnical information, design development and construction documents, bidding, and construction. Additional funding may need to be pursued. The director has requested a fee in lieu of heritage tree mitigation for the northern tract of Freedom Park that could be used for park development.

BG Peck Soccer Complex LED Field Lighting - 40-506-625.30

Budgeted: \$250,000, Expensed: \$176,000

- Project completed

BG Peck Soccer Complex Grading - 40-506-625.30

Budgeted: \$74,000, Expensed: \$34,695

- March 2025
 - City staff, HDR and Angleton Soccer Club conducted a site visit to discuss grading projects.
 - Parks Superintendent conducted soil testing to assess sustainability of plant growth.
 - HDR presented 90% Plan Set to City and ASC for review and input.
- April 2025
 - Staff collected soil sample from dirt pile at BG Peck and sent to Texas A&M AgriLife Extension office for testing
 - HDR provided updated phasing options to determine best option for bidding the grading project
 - City met with ASC onsite to review current plans and discuss project phasing options.

- May 2025
 - Soil report received from Texas A&M and sent to HDR to determine how to proceed with use of current soil pile at BG Beck
 - HDR, ASC, and City staff met to discuss phasing approach field grading.
- June 2025
 - HDR provide updated plan sets on phasing based on recent feedback from City and ASC
- July 2025
 - HDR submitted final plan sets to City for review and input.
- August 2025
 - HDR provided updated OPC to City to bring to ABLC for review and consideration of funding before project bidding.

Next Steps

- Staff to bring plan sets and OPC to ABLC to determine potential funding available to support phase one of project.

Angleton Recreation Center Improvements - 40-506-625.40

Budgeted: \$500,000, Expensed: \$0

- January 2025
 - Texas Parks & Wildlife Department Commission approved a grant for \$881,415.00 to enhance service levels, safety, and accessibility. Grant elements include utility upgrades, pool renovations and interior improvements.
 - TPWD Grant Agreement received and presented to City Council for final approval.
- May 2025
 - TPWD Grant Agreement received and presented to City Council for final approval.
 - Staff notified various vendors of TPWD agreement and potential project timelines based on TPWD requirements
- June 2025
 - Director worked on RFP for feasibility study to support ARC repairs and renovations
- July 2025
 - Director met with TPWD Grant coordinator to review grant requirements and reporting process.
 - Director started collecting quotes for Facility Condition Assessment to identify and scope various facility improvements.
- August 2025
 - Director started contacting vendors to collect updated quotes and project schedules to start aligning facility renovations with programs schedules and facility operations.

Next Steps

- The next steps include executing the TPWD agreement and meeting TPWD grant requirements, aligning contractor schedules for work to be completed in the Natatorium, and hiring a general contractor to address various renovation items within the Angleton Recreation Center.

Texian Trail Drainage - 40-506-625.50,

Budgeted: \$350,000, Expensed: \$126,580

- April 2025
 - Contractors approved by Council
- May 2025
 - Project specifications were signed by the contractor.
 - Pre-construction meeting held with City staff, the contractor, and utility companies.
- June 2025

- Official NTP date. Construction began.
- Project submittals were received, reviewed, and returned to the contractor.
- Contractor reported early project delays due to:
 - 811 utility locators being unable to access areas because of locked gates
 - Multiple thunderstorms during the initial weeks of construction
- July 2025
 - Utility conflicts identified at Station 3+03:
 - A 3-inch gas line was located directly above the existing 36-inch HDPE pipe
 - An 8-inch water line was found above the pipe instead of below
 - The City approved using a private contractor to complete water line adjustments.
 - Limited progress due to utility conflicts and rain delays.
- August 2025
 - Additional conflicts identified:
 - Two electrical wires running north to south near the outfall.
 - A 3-foot by 5-foot concrete boulder was uncovered at the outfall location.
 - Manhole placement due to proximity to TNMP utility lines.
 - Progress Meeting No. 1 held to project progress, schedule, and resident questions.
 - Contractor requested additional working days due to unforeseen utility conflicts and weather delays, 6 days
 - Residents were notified about the possibility of temporary power outages during utility coordination.
 - Outfall structure has been removed and is ready to be poured during the following week after AT&T finished work on site.
 - Pipe from the Texian Trail South inlet has been removed and replaced.
 - Work between both streets has begun:
 - Manholes have been installed.
 - Pipe has been removed and replaced from Texian Trail South to the nearest manhole and from Texian Trail North to the nearest manhole.
 - Contractor is waiting for a suitable weather window and TNMP coordination to safely continue work across utility lines
- Next steps
 - Project is scheduled to be completed by mid-September. Significant progress is needed to meet project deadline.

RECOMMENDATION:

No recommended action; update only.