



Chair | Jaime Moreno

Members | Clara Dannhaus, Blaine Smith, Erin Boren, Mindy Burch, Jessica Norris, Luis Leija

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PARKS AND RECREATION BOARD FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, FEBRUARY 12, 2024, AT 5:30 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the Parks & Recreation Board meeting of December 18, 2023.
2. Discussion and possible action on park component priorities of the Active Recreation Area within the Freedom Park Master Plan.

ADJOURNMENT

CERTIFICATION

I, Megan Mainer, Executive Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, February 9, 2024, by 5:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 2/12/2024

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

AGENDA CONTENT: Discussion and possible action to approve the minutes of the Parks & Recreation Board meeting of December 18, 2023.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: NA **FUNDS REQUESTED:** NA

FUND: NA

EXECUTIVE SUMMARY:

Discussion and possible action to approve the minutes of the Parks & Recreation Board meeting of December 18, 2023.

RECOMMENDATION:

Staff recommends the Parks & Recreation Board approve the minutes of the Parks & Recreation Board meeting December 18, 2023.



**CITY OF ANGLETON
PARKS AND RECREATION BOARD MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, DECEMBER 18, 2023 AT 5:30 PM**

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON PARKS AND RECREATION BOARD IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PARKS AND RECREATION BOARD CONVENED IN A MEETING ON MONDAY, DECEMBER 18, 2023, AT 5:30 PM., AT THE CITY OF ANGLETON COUNCIL CHMABERS AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Clara Dannhaus called the Parks and Recreation Board Meeting to order at 5:30 P.M.

PRESENT

Mindy Burch
Clara Dannhaus
Luis Leija
Jessica Norris

REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the Parks & Recreation Board meeting of October 2, 2023.

Member Burch requested to amend the minutes to correct her name on page 3 of the minutes. Upon a motion made by Member Leija and seconded by Member Burch the motion to approve the minutes with the request amendment was passed on a 4-0 vote.

2. Discussion and possible action on approval of the 2024 Athletic Sports Association agreement and Athletic Complex Maintenance Standards.

Megan Mainer, Director of Parks & Recreations, provided clarification on the requested changes to the 2024 Athletic Sports Association agreement by Randle Law Office and Parks & Recreation staff. Member Leija asked for clarification on the \$10 registration fee for teams hosting tournaments. Robert Martin, Angleton Little League President, explained the impact the \$10 fee could pose on the Angleton Little League operations. Todd Patterson, Angleton Girls Softball Association President, explained the impact the \$10 fee would present to Angleton Girls Softball operations, and requested a revision to this item. Discussed potential of providing specific day for Parks & Rec rentals. Member Leija asked if other cities were collecting similar fees. Megan Mainer explained it varies throughout the region based on current data collected. Dustin Mercado, Angleton Soccer Club President, requested revision to remove the \$10 fee based on amount and not knowing what the money is going

towards. Further discussion resumed regarding the request to include a rental day for Parks & Recreation use for each facility.

Upon a motion made Member Norris and seconded by Member Burch the motion to approve the ASA agreement including language regarding co-sponsorship per site location, extending agreement to five year, and waiving tournament fees for Angleton Little League was passed on a 4-0 vote.

Upon a motion made Member Leija and seconded by Member Burch the motion to approve the ASA agreement including language regarding co-sponsorship per site location, extending agreement to five year, and waiving tournament fees for Angleton Girls Softball Association was passed on a 4-0 vote.

Upon a motion made Member Burch and seconded by Member Leija the motion to approve the ASA agreement including language regarding co-sponsorship per site location, extending agreement to five year, and waiving tournament fees for Angleton Soccer Club was passed on a 4-0 vote.

3. Discussion and possible action on Freedom Park Passive Area design and estimate of probable consultants

Megan Mainer, Director of Parks & Receptions, provided an update on the design development construction documents for the Freedom Park Passive Area. Requested input from board to provide guidance to Burditt Consultants to continue design development process. The board discussed the pros and cons associated with a prefabricated bridge and a boardwalk bridge for the project.

Upon a motion made by Member Leija and seconded by Member Norris the motion to continue design development with a prefabricated bridge and weir crossing as a phased approach passed on a 4-0 vote.

4. Discussion and possible action on replacement natatorium components for the Angleton Recreation Center.

Megan Mainer, Director of Parks & Receptions, presented the board with options from Vortex and Lone Star Recreation to replace the current play structure at the Angleton Recreation Center. The Board discussed the specific features each proposal provides, the potential response time associated with vendor locations, and specific items scheduled to be replaced. Jason O'Mara, Assistant Director of Parks & Recreation, provided additional details on current play structure, various user components to consider and functional use for proposals presented. Member Norris asked about additional items that may be included in debt issuance for the Angleton Recreation Center.

Upon a motion made by Member Leija and seconded by Member Norris the motion to proceed with the Vortex proposal as the option to present to ABLC was passed on a 4-0 vote.

ADJOURNMENT

The meeting was adjourned at 7:05 P.M.

These minutes were approved by the Angleton Parks and Recreation Board on the 12th day of February 2024.

CITY OF ANGLETON, TEXAS

Megan Mainer
Director of Parks and Recreation



AGENDA ITEM SUMMARY FORM

MEETING DATE: 2/12/2024

PREPARED BY: Megan Mainer, Director of Parks & Recreation

AGENDA CONTENT: Discussion and possible action on park component priorities of the Active Recreation Area within the Freedom Park Master Plan.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$900,000.00

FUNDS REQUESTED: \$0

FUND: TBD

EXECUTIVE SUMMARY:

On Monday, November 13 ABLC approved the following projects for a \$4M bond:

- Abigail Arias Park development \$2M
- Freedom Park improvements \$900K
- Angleton Recreation Center (maintenance improvements and master plan) \$500K
- BG Peck Soccer Complex lights (1st priority) and field grading/park drainage improvements (2nd priority) \$250K
- Drainage improvements in flood-prone areas in the City limits, which are beyond the responsibility of the Angleton Drainage District (per ABLC bylaws – specific projects were not designated) \$350K
- Land, buildings, equipment, facilities, and improvements to enhance the City of Angleton's public park facilities, suitable for amateur sports, entertainment, tourist, and public park purposes and events, including parks and park facilities, open space improvements, and related parking facilities, roads, water and sewer facilities, and other related improvements that enhance any of those items (this is a general item/verbiage ABLC agreed to add so that if we had remaining funds we could allocate them to other projects mentioned in this item) \$TBD

Enclosed in the agenda packet is a visual and original breakdown of amenities, the updated opinion of probable costs (OPC) of core components like the 352' field, as well as the Freedom Park Master Plan.

You'll notice the following amenities are outlined:

- Parking & parking lot lighting
- 325' baseball field
- Covered batting cages
- Baseball core shade

- Concession updates
- Large Pavilion
- Storage shed
- Sidewalks
- Small playground
- Granite plaza
- Trails
- Signage
- Furnishings
- Landscape plantings

Staff invited representatives from Angleton Little League to attend the Parks & Recreation Board meeting to discuss park component priorities for the association.

Staff recommends the City proceed with design development and construction documents for the entire Active Recreation Area and construct what can be funded with remaining funds once bids are received.

RECOMMENDATION:

Staff recommends the Parks & Recreation Board review the enclosed documents and recommend a priority list of park components to be designed and bid based on feedback from staff and Angleton Little League representatives for Angleton Better Living Corporation and City Council approval.

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



Opinion of Probable Costs \$2,575,223.04

Item / Description	Total Costs
Site	\$11,000.00
Site Finish Grade	
Tree Preservation/Protection	
Parking	\$199,000.00
Pavement (parking lot and driveways, 6" conc fly ash/lime)	
Curb	
Stripping & Signage	
Parking Lot Lighting - single arm/fixture	
Structures	\$1,240,000.00
325' baseball field	
Covered Batting Cages	
Baseball Core Shade	
Large Pavilion	
Concession Upgrades	
Storage Shed	
Play Amenities/Hardscapes	\$449,750.00
Sidewalks	
Playground Small with fencing	
Granite Plaza	
Trails	
Signage - Wayfinding	
Furnishings	
Landscape	\$81,190.80
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Mulch - Forested areas	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
Subtotal	\$1,980,940.80
Contractor's OH/Markup	\$495,235.20
Contingency	\$99,047.04

Burditt Consultants has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Burditt Consultants cannot and does not guarantee that proposals, bids or actual construction will not vary from opinion of probable costs.

INSPIRATION IMAGES



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 LANDSCAPE ARCHITECT CLAUDIA T. WALKER, #2987
 08.26.21

ACTIVE RECREATION ZONE

OPINION OF PROBABLE COSTS (SCHEMATIC DESIGN)
ACTIVE RECREATION - BASEBALL FIELD

#	Item / Description	Qty	Unit	Unit Rate	Range		
					-10% Low	Subtotal	+10% High
1	General Requirements				\$ 49,005	\$ 54,450	\$ 59,895
1.1	Mobilization, Demobilization & Maintenance	1	allow	\$ 18,000	\$ 17,820	\$ 19,800	\$ 21,780
1.2	Bonds & Insurance	1	allow	\$ 27,000	\$ 26,730	\$ 29,700	\$ 32,670
1.3	Traffic Control, Surveying, Safety Plan	1	allow	\$ 4,500	\$ 4,455	\$ 4,950	\$ 5,445
2	Demolition/Preservation				\$ 4,455	\$ 4,950	\$ 5,445
2.1	Demolition, Clearing & Tree Removal	1	allow	\$ 4,500	\$ 4,455	\$ 4,950	\$ 5,445
3	Grading Drainage & Utilities				\$ 4,455	\$ 4,950	\$ 5,445
3.1	Mass Grading, Site Work & Erosion Control	1	allow	\$ 4,500	\$ 4,455	\$ 4,950	\$ 5,445
4	Site Paving Infrastructure				\$ -	\$ -	\$ -
5	Site Lighting				\$ 267,300	\$ 297,000	\$ 326,700
5.1	Diamond Field Lighting	6	ea	\$ 45,000	\$ 267,300	\$ 297,000	\$ 326,700
6	Architecture				\$ 252,747	\$ 280,830	\$ 308,913
6.1	Covered Dugout	2	ea	\$ 59,500	\$ 117,810	\$ 130,900	\$ 143,990
6.2	Covered Spectator Seating	1	ea	\$ 136,300	\$ 134,937	\$ 149,930	\$ 164,923
7	Site Paving & Hardscapes				\$ 8,593	\$ 9,548	\$ 10,503
7.1	Concrete Pathways	1,400	sf	\$ 6.20	\$ 8,593	\$ 9,548	\$ 10,503
8	Sports Fields/Courts				\$ 353,439	\$ 392,710	\$ 431,981
8.1	Baseball Fields (325')	1	ea	\$ 357,009	\$ 353,439	\$ 392,710	\$ 431,981
9	Site Furnishings				\$ -	\$ -	\$ -
10	Playground Furnishings				\$ -	\$ -	\$ -
11	Softcapes				\$ 3,168	\$ 3,520	\$ 3,872
11.1	Hydroseed (1 acres)	1	allow	\$ 3,200	\$ 3,168	\$ 3,520	\$ 3,872
Subtotal					\$ 943,162	\$ 1,047,958	\$ 1,152,754
General Conditions		1	allow	7.5%	\$ 70,737	\$ 78,597	\$ 86,457
Design Contingency		1	allow	5%	\$ 50,695	\$ 56,328	\$ 61,961
Total Project Cost with Range					\$ 1,064,594	\$ 1,182,882	\$ 1,301,171
Escalation		1	allow	4.5%	\$ 47,906.74	\$ 53,229.71	\$ 58,552.68

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ALT	Sports Fields/Courts (TURF)				\$ 482,617	\$ 536,241	\$ 589,865
ALT.1	Baseball Fields (325')	1	ea	\$ 318,670	\$ 315,483	\$ 350,537	\$ 385,591
ALT.2	Turf Diamond/Infield	1	allow	\$ 168,822	\$ 167,134	\$ 185,704	\$ 204,275

ANGLETON FREEDOM PARK

FINAL MASTER PLAN

PREPARED BY BURDITT
August 26, 2021

BURDITT
LandPlace

THE HEART OF BRAZORIA COUNTY
ANGLETON

FREEDOM PARK | FINAL MASTER PLAN

PROGRAM SUMMARY:

Passive Recreation Zone (Detention Enhancements)

- Wet Detention
- Enhanced Dry Detention
- Nature Trails (0.89 MI)
- Accessible Loop Trail (0.65 MI)
- Pedestrian Bridge (100 FT)
- Educational Signage
- Beach
- Open/ Natural Spaces
- Wetland Edges
- Animal Habitat

Trails Recreation Zone (Linear Park)

- Pedestrian Trails (0.92 MI)
- Trail Lighting
- Educational Signage
- Seating/Picnic Stations
- Shade Trees

Family Recreation Zone

- Multi-Purpose Party Pavilion/Stage (40x40)
- Restrooms/Pavilion (30x60)
- Picnic Pavilion
- Splash Pad
- ADA Playground
- Family Gathering
- Picnic/Gathering
- Volleyball (2)
- Washers Station (2)

Active Recreation Zone

- New Parking (+/-85)
- 325' Baseball Field
- Shaded Bleachers
- Field Storage (30x40)
- Small Playground
- Covered Batting Cages
- Gathering Plaza
- 200' Baseball Fields (2)

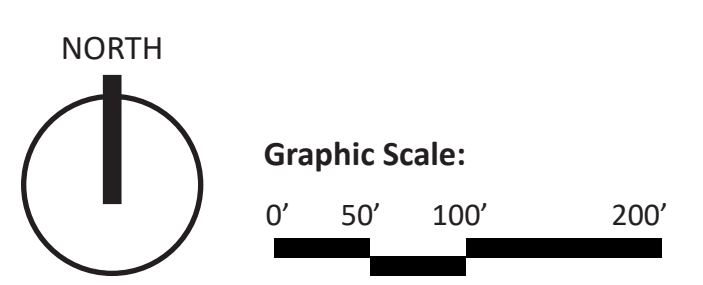


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LANDSCAPE ARCHITECT CLAUDIA T. WALKER, # 2987
08.26.21

OVERALL MASTER PLAN

FREEDOM PARK | FINAL MASTER PLAN

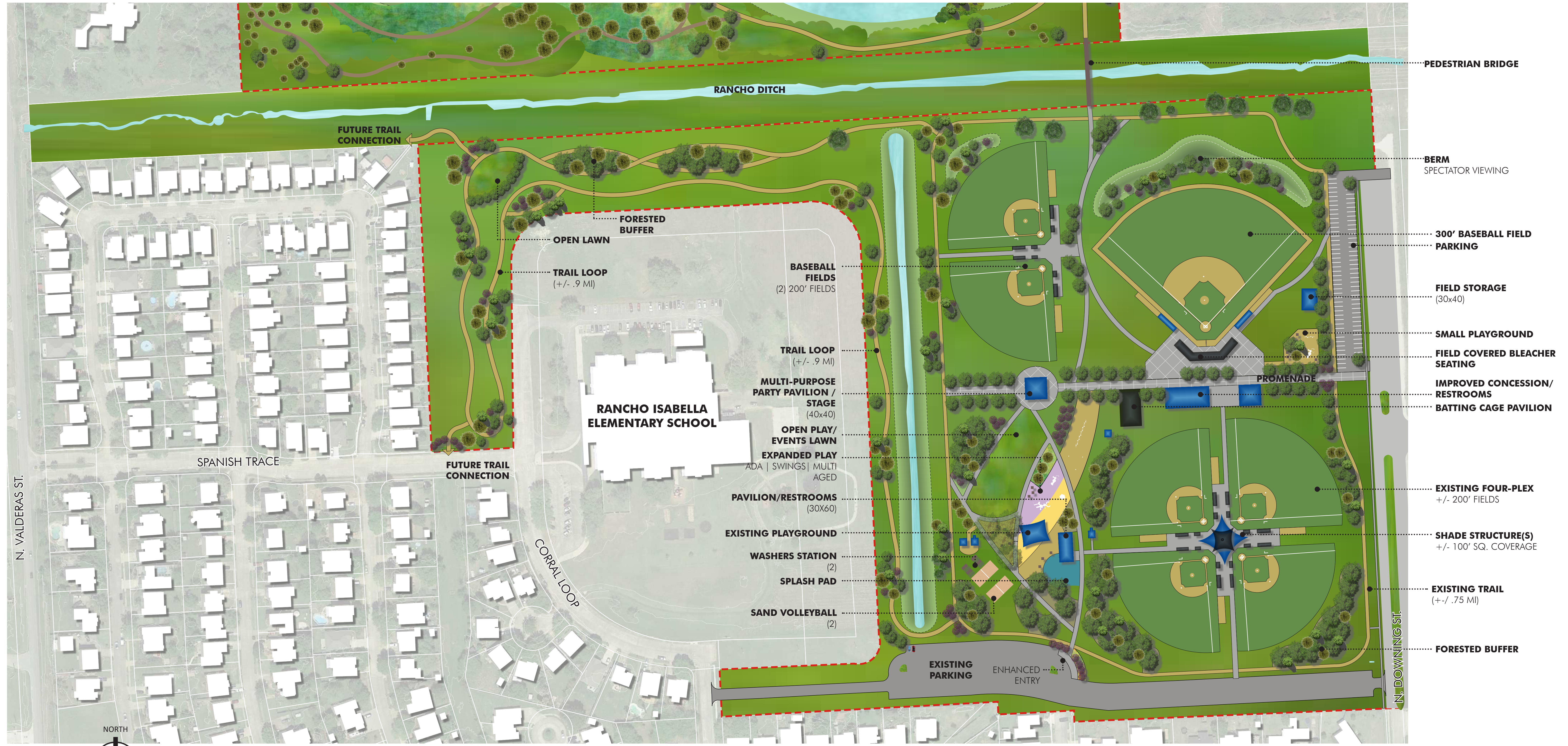


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 08.26.21

NORTH SIDE ENLARGED PLAN

FREEDOM PARK | FINAL MASTER PLAN



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SOUTH SIDE ENLARGED PLAN

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



INSPIRATION IMAGES



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Opinion of Probable Costs **\$559,643.50**

Item / Description	Total Costs
Site	\$10,000.00
Play Amenities/Hardscapes	\$387,600.00
Trails	
Mulch Trails	
Beach	
Pedestrian Bridge	
Signage - Wayfinding	
Furnishings	
Landscape	\$32,895.00
Reforestation	
Prairie	
Wetlands	
Landscape Beds, mulched	
Grass - Fine Grading, Seeded	
Subtotal	\$430,495.00
Contractor's OH/Markup	\$107,623.75
Contingency	\$21,524.75

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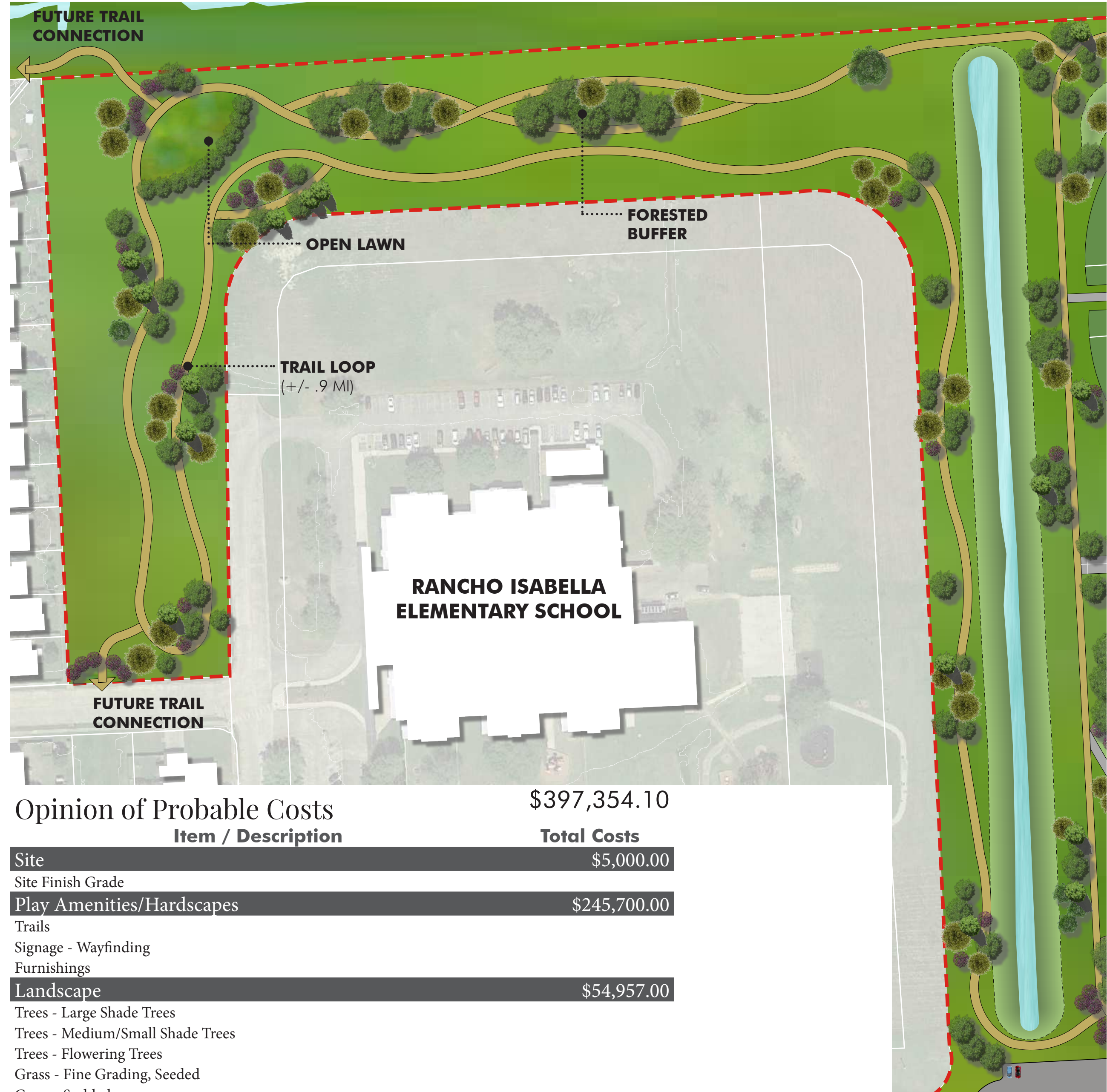
PASSIVE RECREATION ZONE (DETENTION ENHANCEMENTS)

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



Opinion of Probable Costs

Item / Description	Total Costs
Site	\$5,000.00
Site Finish Grade	
Play Amenities/Hardscapes	\$245,700.00
Trails	
Signage - Wayfinding	
Furnishings	
Landscape	\$54,957.00
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
Subtotal	\$305,657.00
Contractor's OH/Markup	\$76,414.25
Contingency	\$15,282.85
Total	\$397,354.10

INSPIRATION IMAGES



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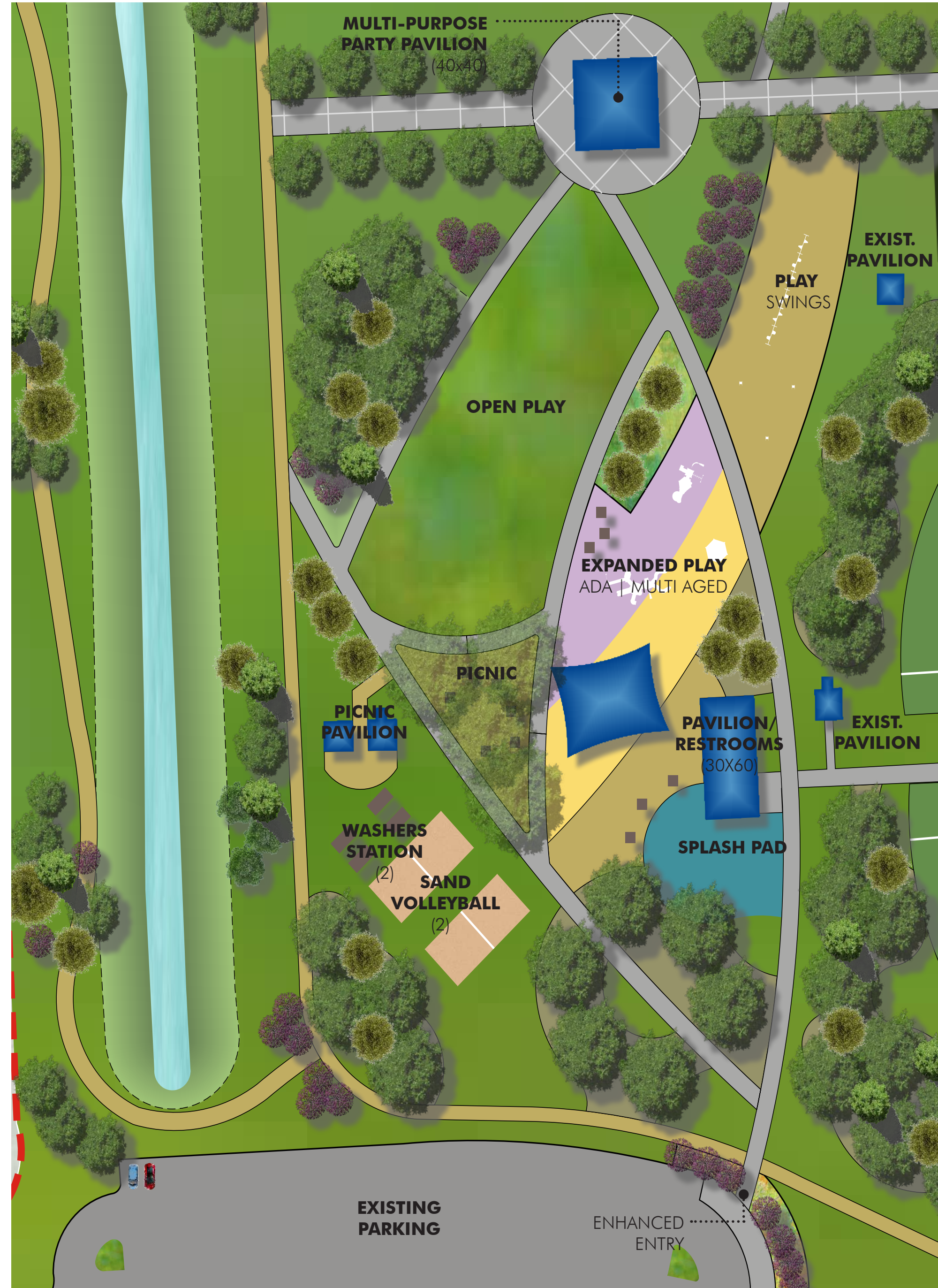
TRAILS RECREATION ZONE (LINEAR PARK)

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



Opinion of Probable Costs \$1,841,885.11

Item / Description	Total Costs
Site	\$5,750.00
Site Finish Grade	
Tree Preservation/Protection	
Utilities	\$4,500.00
Water Connection to splash / pavilion	
Electric Connection to pavilion	
Structures	\$520,000.00
Party Pavilion	
Pavilion-Restroom	
Picnic Shelter	
Play Amenities/Hardscapes	\$818,500.00
Sidewalks	
Playground	
Splash Pad	
Sand Volleyball Court/ washers	
Granite Plaza	
Furnishings	
Landscape	\$68,084.70
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Mulch - Forested areas	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
Subtotal	\$1,416,834.70
Contractor's OH/Markup	\$354,208.68
Contingency	\$70,841.74

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INSPIRATION IMAGES



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FAMILY RECREATION ZONE

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



Opinion of Probable Costs \$1,100,604.70

Item / Description	Total Costs
Site	\$6,350.00
Site Finish Grade	
Tree Preservation/Protection	
Utilities	\$2,500.00
Electric Connection	
Play Amenities/Hardscapes	\$811,375.00
Sidewalks/Concrete	
200' Baseball Fields (2)	
Landscape	\$26,394.00
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
Subtotal	\$846,619.00
Contractor's OH/Markup	\$211,654.75
Contingency	\$42,330.95

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ACTIVE RECREATION ZONE FUTURE SPORTS FIELDS

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



Opinion of Probable Costs

Item / Description	Total Costs
Site	\$2,575,223.04
Site Finish Grade	\$11,000.00
Tree Preservation/Protection	
Parking	\$199,000.00
Pavement (parking lot and driveways, 6" conc fly ash/lime)	
Curb	
Stripping & Signage	
Parking Lot Lighting - single arm/fixture	
Structures	\$1,240,000.00
325' baseball field	
Covered Batting Cages	
Baseball Core Shade	
Large Pavilion	
Concession Upgrades	
Storage Shed	
Play Amenities/Hardscapes	\$449,750.00
Sidewalks	
Playground Small with fencing	
Granite Plaza	
Trails	
Signage - Wayfinding	
Furnishings	
Landscape	\$81,190.80
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Mulch - Forested areas	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
Subtotal	\$1,980,940.80
Contractor's OH/Markup	\$495,235.20
Contingency	\$99,047.04

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INSPIRATION IMAGES



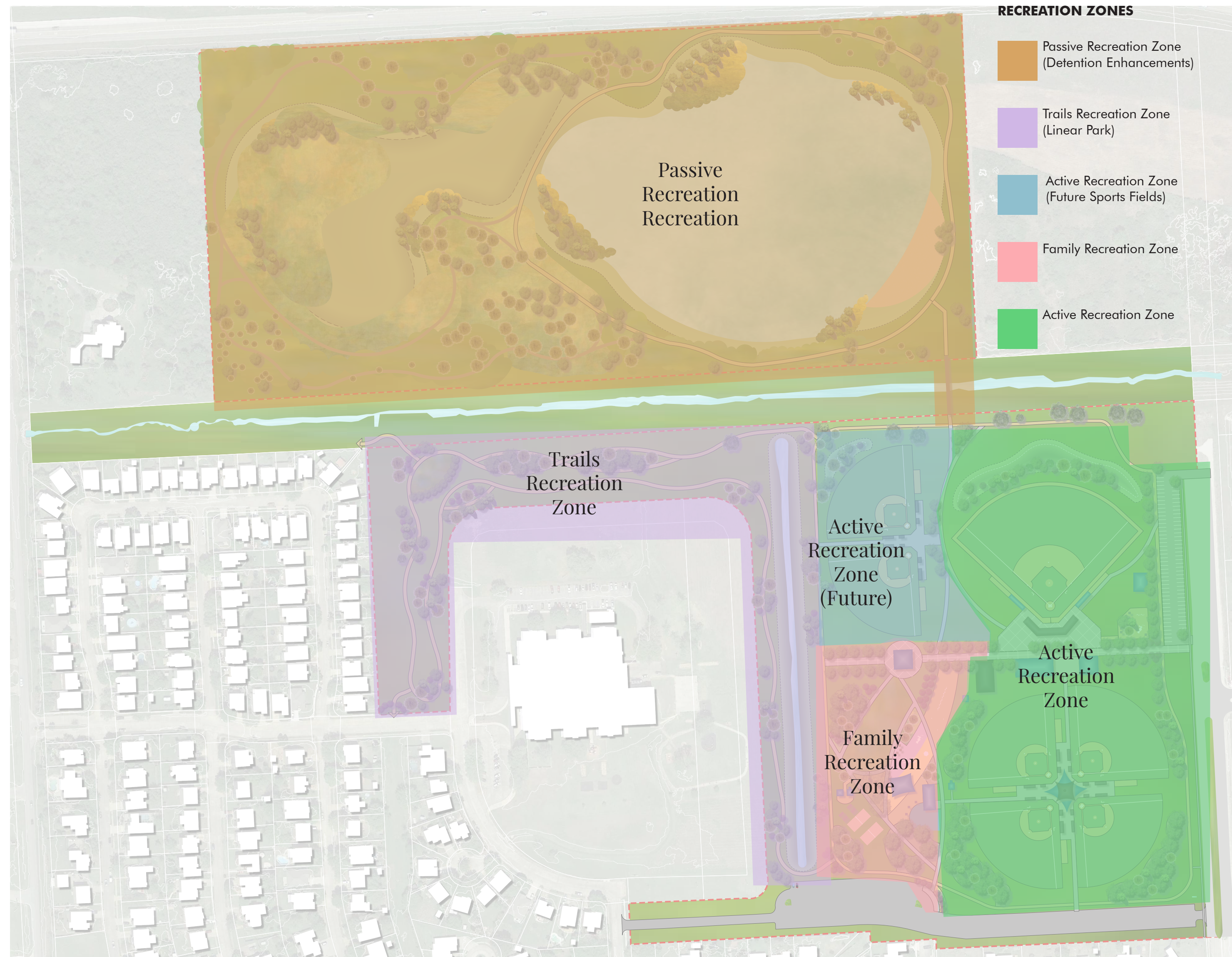
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 LANDSCAPE ARCHITECT CLAUDIA T. WALKER, #2987
 08.26.21

ACTIVE RECREATION ZONE

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



FREEDOM PARK MASTER PLAN PROPOSED BUDGET

Recreation Zones	Zoned Projected Construction Costs
Total Projected Costs	\$6,474,710.45
Recreation Zone Breakdowns	
Active Recreation (Future Fields)	\$1,100,604.70
Family Recreation	\$1,841,885.11
Active Recreation	\$2,575,223.04
Trails Recreation (Linear Park)	\$397,354.10
Passive Recreation (Detention Improvements)	\$559,643.50

FREEDOM PARK MASTER PLAN PROJECTED O&M BUDGET

Freedom Park Maintenance Cost Estimate

Maintenance Task	Area	SF/Hour	Rate	Total Time (per)	Total Cost (Visit)	# of Visits	Total Annual Hours	Total Annual Cost
Sports Field Maintenance			\$ 180.00	30	\$ 900.00	91	574.00	\$ 17,220
Finish Cut Mowing	367,626	33,000						
Aerate		4 per year						
Fertilize		3 per year						
Weed Control		3 per season						
Overseeding		1 per year						
Skinned Area Repairs		1 per visit						
General Park Maintenance			\$ 80.00	45	\$ 1,275.00	156	1820.00	\$ 51,300
Common Area Mowing	1,565,115	51,750						
Landscape & Irrigation		Per Visit						
Restrooms & Trash		Per Visit						
Trail Maintenance (DG/Nat.)		Per Visit						
Expendables			\$ 1,060	3	\$ 1,060.00	105		\$ 4,120
Chemical, Materials, Etc		Annual Allowance						
Fuel		Per Visit						
General Maintenance		Per Visit						
Total								\$ 72,640

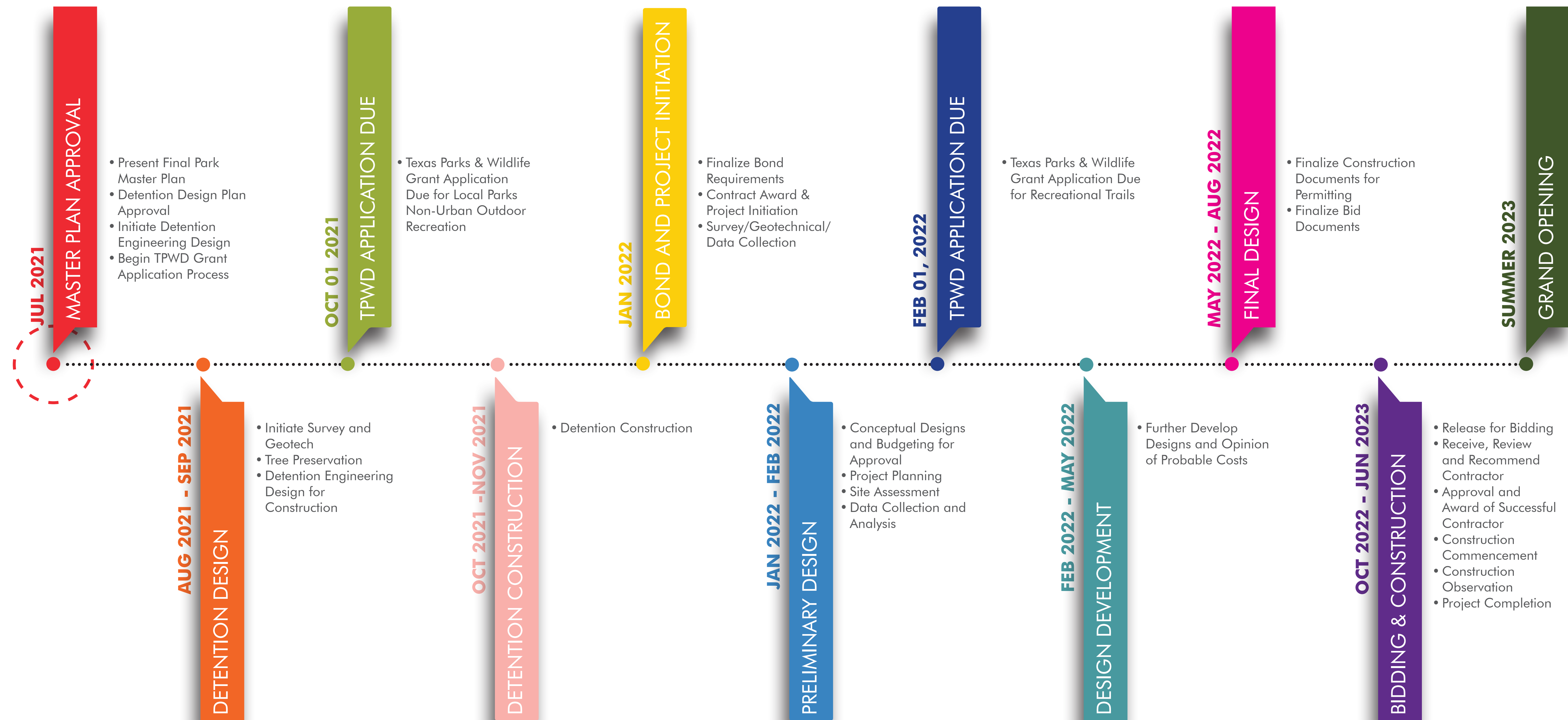
Annual FTE 1.197

OVERALL TOTAL PROJECTED COSTS

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FREEDOM PARK | FINAL MASTER PLAN



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PROJECTED PROJECT TIMELINE