



AGENDA MEMORANDUM

First Reading for the City Council Meeting of September 9, 2025
Second Reading for the City Council Meeting of September 23, 2025

DATE: September 9, 2025
TO: Peter Zaroni, City Manager
FROM: Robert Dodd, Director of Parks and Recreation
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Amendment No. 1 to an Agreement with the Padre Isles Property Owners Association for the Lease, Construction of Improvements & Operation of Billish Park

CAPTION:

Ordinance authorizing Amendment No. 1 to the Agreement with Padre Isles Property Owners Association (PIPOA) for improvements and ongoing maintenance to Don & Sandy Billish Park to update the maintenance obligations by the City and to allow the PIPOA to drill and construct four water wells for irrigation purposes.

SUMMARY:

This ordinance approved proposed amendments to an agreement between the City and PIPOA for improvements and ongoing park maintenance. PIPOA is asking for permission to dig up to four wells to provide for irrigation for Billish Park.

BACKGROUND AND FINDINGS:

On June 20, 2017, City Council approved an agreement with PIPOA for the lease, construction of improvements, and maintenance of Billish Park. The Park was originally leased to PIPOA until it completed construction of improvements to the Park. Upon completion of the improvements, the improvements then became the property of the City.

The Agreement identified turf/landscaping, and the installation of an irrigation system as required improvements to be executed by PIPOA. The Agreement also identified other elective improvements for PIPOA to execute, such as playground equipment. PIPOA completed these improvements, including the playground equipment, by 2020.

As previously agreed, PIPOA has adopted Billish Park and are responsible for maintenance and repairs to the Park, including maintenance to all the improvements. In exchange for its ongoing maintenance of the Park, City pays PIPOA \$14,700 annually to offset the costs associated with that maintenance.

Since implementing these improvements, PIPOA has reevaluated their approach to the maintenance/landscaping of the Park and have requested to carry out further improvements. Therefore, amendments to the Agreement are proposed to construct up to four wells for an irrigation system for the maintenance of Billish Park grounds. PIPOA shall be solely responsible for the construction and maintenance of any well(s)/irrigation system. PIPOA shall not seek reimbursement from the City for those related costs. PIPOA shall ensure that all proper

permits/approvals are obtained and provide copies of such to the City before beginning construction. These improvements shall be property of the City upon completion.

Additional amendments to the Agreement are proposed regarding maintenance to be performed by the Parks & Recreation Department. The City, at its own cost/expense, shall:

- Re-mulch the playground area at least once annually
- Perform sanitation/trash pickup daily (excluding weekends, holidays, or weather-related events, such as hurricanes or other natural disasters).

ALTERNATIVES:

The Mayor and City Council may choose not to approve the amendment to the agreement and ask the Parks & Recreation Department to oversee maintenance and limited project improvements.

FINANCIAL IMPACT:

The fiscal impact for FY25 is \$14,700 with funding available in the General Fund 1020 Parks and Recreation Department.

FUNDING DETAIL:

Fund: 1020
Organization/Activity: 12920
Department: 27
Project # **(CIP Only)**: NA
Account: 530225
Amount: \$14,700.00

RECOMMENDATION: Staff recommend approving Amendment No. 1 to the Agreement with PIPOA for the lease, construction improvements and operation of Billish Park.

LIST OF SUPPORTING DOCUMENTS:

Agreement
Ordinance
Presentation