



AGENDA

4B Development Corporation

Monday, November 10, 2025

6:00 pm Regular Meeting

Town Hall
127 N Collins Rd.
Sunnyvale, TX 75182

A. Regular Meeting

B. Call Meeting to Order

C. Public Comment

The Town Council invites citizens to address the Town Council on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. Council may choose to place the item on a future agenda.

D. Discussion and Action Items

1. [Discussion and update related to the Jobson Park Project.](#)
[Jobson Update 11-10-25.pptx](#)

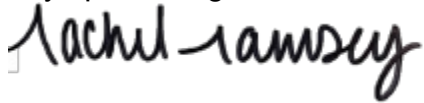
E. Adjourn

NOTE: The 4B Economic Development Board reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Town Secretary at 972-226-7177 at least 48 hours prior to the meeting.

Notice is hereby given that the Sunnyvale 4B Economic Development Board will conduct its a meeting on Monday, Nov. 10, 2025 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to rachel.ramsey@townofsunnyvale.org by 3 p.m. the day of the meeting. The link to the live stream of the meeting will be posted on Sunnyvale's Facebook page Town of Sunnyvale – Government.

I hereby certify that the foregoing notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, Texas and remained so posted continuously for at least three (3) business days preceding the scheduled date of said meeting:

A handwritten signature in black ink that reads "Rachel Ramsey". The signature is written in a cursive, flowing style.

Rachel Ramsey, Director of Administration/Town Secretary

Date Posted: Nov. 4, 2025

Time Posted: 5 p.m.

Date Removed from Bulletin Board: _____

Removed By: _____

AGENDA ITEM REPORT

D.1



To: 4B Economic Development Board
Subject: Discussion and update related to the Jobson Park Project.
Meeting: 4B Development Corporation - November 10, 2025
Department: Parks
Staff Contact: Thomas Anich

SUGGESTED ACTION:

BACKGROUND INFORMATION:

On October 27, 2025, Town Council directed staff to present the Jobson Park project update to the 4B Board for review. The design of Jobson Park is currently underway and Staff is seeking feedback to confirm that the project design is moving in the right direction before proceeding to 60% design.

FINANCIAL IMPACT:

Funding for Jobson Park Improvement design and engineering was budgeted in the FY25 4B CIP Budget (520-6010-57201) and will be used for these professional services.

ATTACHMENTS:

[Jobson Update 11-10-25.pptx](#)

DISCUSSION AND UPDATE RELATED TO THE JOBSON PARK PROJECT

4B Board – Town Council Meeting
November 10, 2025

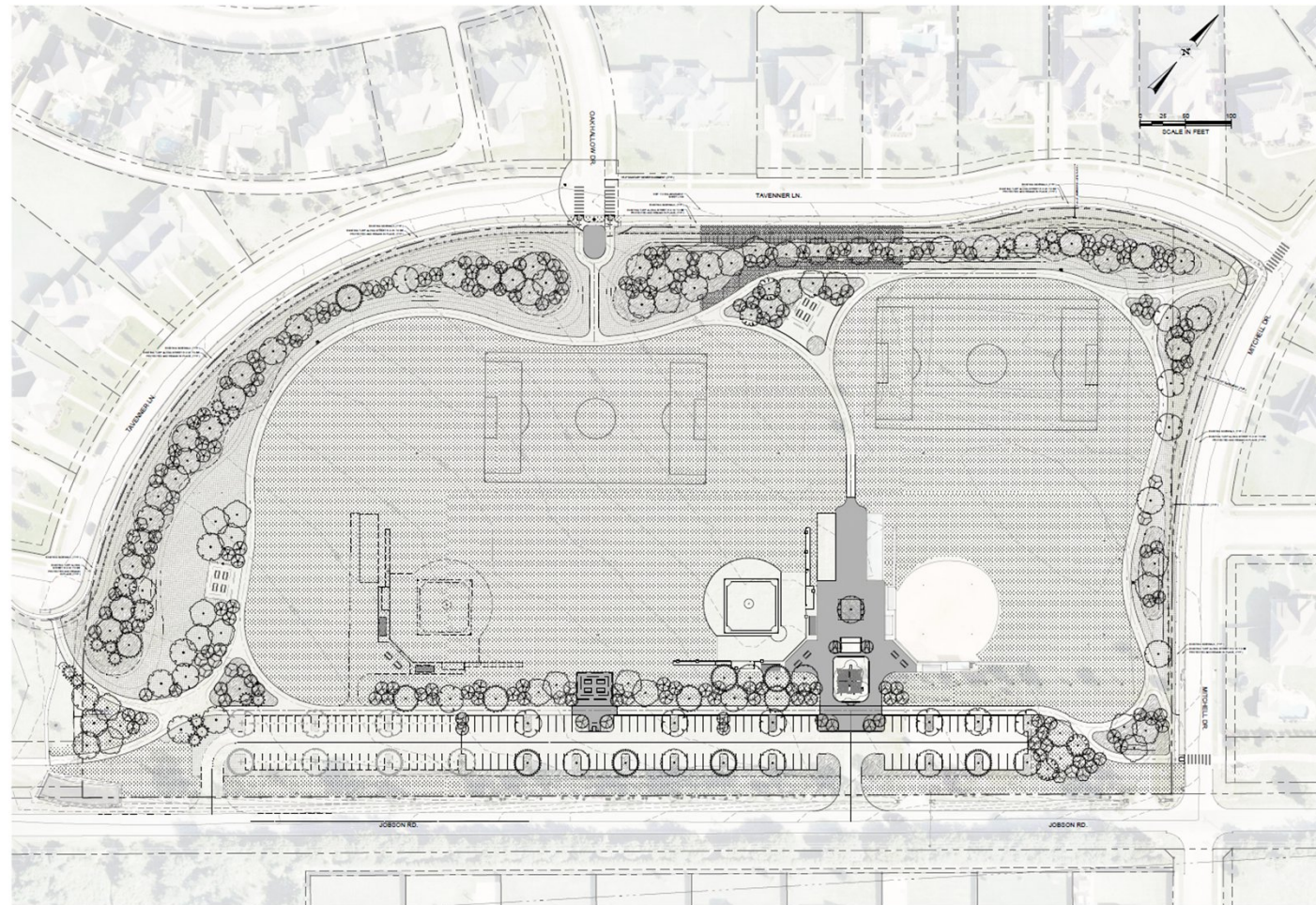


JOBSON PARK PROJECT



Project to Date

- April – Halff and Associates Notice to Proceed with Design
- May – Project Kick-off
- June – Site Surveys / Geotechnical Reports
- July – 30% Construction Documents Submitted
- October – Halff and Associates Given Direction to Proceed to 60% Construction Document Completion



JOBSON PARK PROJECT



Current Estimated Timeline

- December 2025 – 60% Construction Documents Complete
- February 2026 – 95% Construction Documents Complete
- April 2026 - 100% Construction Documents Complete
- May 2026 - Construction Bids – General Contractor Selection
- June 2026 - Construction Begins
- December 2027 - Construction Complete



JOBSON PARK PROJECT



Opinion of Probable Construction Cost

- With Current Timeline Estimated Cost With All Requested Amenities: \$13.4 Million

Project Scale

- Per Council Recommendation the Park will be Designed to Include all the Requested Amenities
- Bid Proposals will be Accepted with the Project as a Whole and a Phased Approach
- Council will have the Option to Approve Everything or Portions of the Project with the Option to Phase Remaining Portions of the Project at a Later Date.



QUESTIONS?



CANYONVILLE
TEXAS