



CITY OF ANGLETON
ANGLETON BETTER LIVING CORPORATION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, FEBRUARY 17, 2026 AT 5:30 P.M.

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON BETTER LIVING CORPORATION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE ANGLETON BETTER LIVING CORPORATION OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, FEBRUARY 17, 2026, 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

With a quorum present, Chair Wright called the Angleton Better Living Corporation meeting to order at 5:30 P.M.

PRESENT

Chair John Wright
Director Travis Townsend
Director Luis Leija
Director Johnny Voss
Director William Jackson
Director Dianna Matthys
Director Gary Dickey

REGULAR AGENDA

- 1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meeting of October 20, 2025 and December 15, 2025.**

Upon a motion by Director Voss and seconded by Director Jackson, Angleton Better Living Corporation approved the minutes of the Angleton Better Living Corporation meetings of October 20, 2025 and December 15, 2025. The motion passed on a 7-0 vote.

- 2. Discussion and update on the Angleton Better Living Corporation, Recreation Division, and Angleton Recreation Center Division YTD financial statements as of January 31, 2026.**

Jason O'Mara, Director of Parks and Recreation introduced the agenda item and stated the Angleton Better Living Corporation (ABLC), Recreation Division, and Angleton Recreation Center (ARC) year-to-date (YTD) financial statement balances as of January 31, 2026. The ABLC fund has revenue in the amount of \$364,588.04 and revenue over expenditures in the amount of \$364,588.04. The Recreation division fund has a revenue balance in the amount of \$12,401.00 and revenue under expenditures balance in the amount of \$89,400.69. The Angleton Recreation Center fund has revenue in the amount of \$115,501.30 and revenue under expenditures in the amount of \$126,123.78.

No action was taken.

3. Update, discussion and possible action on FY25-26 Parks & Recreation projects.

Jason O'Mara, Director of Parks and Recreation introduced the agenda item and stated an update on Fiscal Year (FY) 2025–2026 Parks & Recreation projects funded through the 2024 Angleton Better Living Corporation (ABLC) Bond Program and related City funding sources to provide project status updates, review current funding positions, and request direction and potential action where appropriate. The BG Peck Soccer Complex – Grading project is budgeted at \$74,000 (Bond) and due to funding limitations associated with advancing construction, the City is seeking to terminate the current design contract with HDR until additional funds can be identified. Pending confirmation, staff anticipate a remaining balance of approximately \$39,305, which may be available for reallocation. The Texian Trail Drainage project is budgeted at \$350,000 (Bond) and the project has been completed with a total expense of \$318,219, leaving a remaining balance of \$31,782, which may be considered for reallocation to other bond projects. The Bates Park – Field No. 6 project is budgeted at \$350,000. Staff met with Paragon Sports Constructors and the Angleton Girls Softball Association (AGSA) for a project kickoff meeting on February 6th. Site work is scheduled to begin February 18th, marking the transition to active construction. The base project cost is \$291,299.58, with an addition of \$41,790.00 for fencing, and \$28,500.00 for concrete, making the total project cost \$361,589.58. The project exceeds the approved budget by approximately \$11,589.58. Staff are requesting ABLC consider allocating funds from contingency or available bond project savings to fully fund the project. The Freedom Park – Baseball Field Expansion project is budgeted at \$1,250,000 (Bond & City). Project bids were presented to City Council on February 10, 2026. Frost Construction was identified as the lowest responsive bidder with a Base Bid of \$976,293.00. Council provided recommendations regarding line-item cuts and alternate inclusions. Staff and Burditt met with Frost Construction on February 13 to review scope adjustments and align with Council priorities. Updated pricing reflecting inclusion of the warning track and agreed-upon scope adjustments is as follows: revised base bid of \$946,193; selected alternates of \$287,811.84; and an updated lump sum total of \$1,234,004.84. After accounting for soft costs (design, survey, geotechnical), the construction allocation available is approximately \$1,123,036. The updated lump sum exceeds the available construction allocation by approximately \$111,000. Staff are requesting ABLC consider reallocating funds from completed bond projects or utilizing contingency funds to support the funding gap, contingent upon any potential contributions from Angleton Little League. The Abigail Arias Park project is budgeted at \$3,075,000 [Bond, Texas Parks and Wildlife Department (TPWD) Grants, City]. The initial construction bids were presented to City Council on January 27th and were rejected. The project has been reposted for bidding, with proposals due February 18th at 3:00 PM. Council provided directions to proceed with finalizing agreements for major park components. The anticipated project pricing is as follows: Lonestar Recreation (Playground) at \$600,000 and Vortex (Splash Pad) at \$615,000. Agreements have been submitted to Legal for review. Final construction pricing from the rebid will determine remaining bond capacity and any funding adjustments necessary to maintain full project scope and TPWD grant compliance. Staff are requesting that ABLC consider dedicating additional

contingency funds to support potential project overages and ensure timely project delivery. The Angleton Recreation Center Improvements project is budgeted at \$1,765,830 (Bond, TPWD, City). The Angleton Recreation Center renovation project represents a coordinated investment leveraging TPWD funding, ABLC bond, and ARC Fund balances to address long-term infrastructure needs and enhance the overall facility experience for our community. Funds allocated to current projects for the Natatorium & Aquatic Improvements include: Leisure Pool Plaster in the amount of \$137,664; Spa Re-Plaster in the amount of \$23,728; Water Slide Refinish in the amount of \$65,369; Natatorium Interior Painting in the amount of \$17,300; Playnuc Installation in the amount of \$111,180.28; Deck & Stair Resurfacing in the amount of \$41,665; and Gutter/Deck Grating in the amount of \$39,911 for a total allocated to Natatorium Improvements in the amount of \$436,817.28. Remaining budget capacity will support additional planned facility upgrades including the heating, ventilation, and air conditioner (HVAC) system improvements, flooring replacement, lighting upgrades, boiler replacement, and other building system enhancements. Staff are prioritizing completion of defined project scopes to ensure each phase is fully funded, properly executed, and brought to operational completion before advancing to additional large-scale capital improvement.

Upon a motion by Director Townsend and seconded by Director Dickey, Angleton Better Living Corporation approved to use the remaining bond funds to pay the remaining balance for the Bates Park Project in the amount of \$11,589.58 to the Freedom Park Baseball Field Project with the remaining costs of the Freedom Park Baseball Field Project to be covered by the contingency fund.

COMMUNICATION FROM BOARD MEMBERS

Mayor Wright welcomed Director Dianna Matthys as the newest member to the board.

ADJOURNMENT

The meeting was adjourned at 6:55 P.M.

These minutes were approved by Angleton Better Living Corporation on this the 17th day of February 2026.

CITY OF ANGLETON, TEXAS

John Wright
Chair

ATTEST:

Desiree Henson, TRMC
City Secretary