



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 20, 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

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

#### PRESENT

Chair Wright  
Director Travis Townsend  
Director Johnny Voss  
Director Rachel Ritter

#### ABSENT

Director Blaine Smith  
Director Jaime Moreno  
Director William Jackson

#### REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meetings of November 13, 2023, December 4, 2023, January 2, 2024, January 9, 2024, and February 13, 2024.

Upon a motion by Director Voss and seconded by Director Ritter, Angleton Better Living Corporation approved the minutes of the Angleton Better Living Corporation meetings of November 13, 2023, December 4, 2023, January 2, 2024, January 9, 2024, and February 13, 2024. The motion passed on a 4-0 vote. Director Smith, Director Moreno, and Director Jackson were absent.

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

Megan Mainer, Director of Parks and Recreation stated that on Monday, November 13 ABLC approved projects for a \$4M bond which included Abigail Arias Park development in the amount of \$2,000,000, Freedom Park improvements in the amount

of \$900,000, Angleton Recreation Center maintenance improvements and master plan in the amount of \$500,000, BG Peck Soccer Complex lights and field grading/park drainage improvements in the amount of \$250,000, drainage improvements in flood-prone areas in the City limits, which are beyond the responsibility of the Angleton Drainage District in the amount of \$350,000, and 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 in an amount that is to be determined. She stated that enclosed in the agenda packet is a visual and original breakdown of amenities, the updated opinion of probable costs of core components like the 325-foot field, as well as the Freedom Park Master Plan. The amenities outlined are parking and parking lot lighting, 325-foot baseball field, covered batting cages, baseball core shade, concession updates, large pavilion, storage shed, sidewalks, small playground, granite plaza, trails, signage, furnishings, and landscape plantings. She stated that Angleton Little League representatives attended the Parks and Recreation Board meeting on Monday, February 12, 2024, to discuss park component priorities for the association. Robert Martin, Angleton Little League President, attended the meeting and identified the 325-foot baseball field, covered batting cages, concession and storage updates, and additional storage building as the top priorities.

Upon a motion by Director Townsend and seconded by Director Voss, Angleton Better Living Corporation approved to prioritize the four park components that are categorized as priorities for Angleton Little League. The motion passed on a 4-0 vote. Director Smith, Director Moreno, and Director Jackson were absent.

3. Discussion and possible action on drainage improvement priorities in flood-prone areas in the City limits, which are beyond the responsibility of the Angleton Drainage District.

Hector Renteria, Director of Public Works stated that historically, the Angleton Better Living Corporation has provided funding for improvements to the levy near the Angleton Wastewater Treatment Plant to aid in improved drainage for the city. He stated that stated that on Monday, November 13 ABLC approved projects for a \$4M bond which included Abigail Arias Park development in the amount of \$2,000,000, Freedom Park improvements in the amount of \$900,000, Angleton Recreation Center maintenance improvements and master plan in the amount of \$500,000, BG Peck Soccer Complex lights and field grading/park drainage improvements in the amount of \$250,000, drainage improvements in flood-prone areas in the City limits, which are beyond the responsibility of the Angleton Drainage District in the amount of \$350,000, and 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 in an amount that is to be determined. He stated that staff has developed a list of drainage improvement priorities and has included other improvement drainage projects that include; 1. Texian Trail Drainage Improvements due to the existing corrugated high-density polyethylene Storm sewer pipe failing and restricting flow that is causing flooding in that area that is approaching homes and the pipe was installed outside of the recorded drainage easement on private property; 2. Meadowview Lane Drainage Improvements to repair an old concrete storm sewer outfall in Brushy Bayou that appears the movement in the ground has caused the joint to open and cause a sinkhole above the pipe from soil intrusion into the drainage system; 3. Laurie Lane Drainage Improvements to regrade and clean the culverts to increase the capacity in the existing ditch and to verify culvert elevations at SH288B and also at the railroad crossing to ensure that the existing ditch can be lowered; 4. Northview Drive Drainage Improvement due to the roadway's crown settling and causing water to spread outside of the gutter line onto the street, the existing drainage swale has silted in and requires regrading, two options have been provided with one being to remove and replace a portion of the existing roadway to reestablish the crown of the roadway and the other option being to use Uretek to slab jack the existing paving to reestablish the crown of the paving with ditch regrading occurring on both options; 5. Rayburn Ridge to include a new outfall beginning at Brushy Bayou to provide the required depth to extend a drainage system to the intersection of Rayburn and Richland that would include new culverts and inlets along with asphalt roadway point repairs and curb replacement installed in the existing ditch along Hospital Drive with the proposed storm sewer turning south on Rayburn ridge and continue to Richland Circle; 6. North Remington Drive to reduce normal maintenance of an existing ditch by installing slope paving. He stated that staff recommends proceeding with Texian Trail drainage improvements with funds allocated to drainage.

Upon a motion by Director Townsend and seconded by Director Ritter, Angleton Better Living Corporation approved to proceed with Texian Trail drainage improvements with funds allocated for the project. The motion passed on a 4-0 vote. Director Smith, Director Moreno, and Director Jackson were absent.

4. Discussion and possible action on the Angleton Better Living Corporation, Recreation division, and Angleton Recreation Center division YTD financial statements as of December 31, 2023.

Phillip Conner, Director of Finance reported the total assets, total liabilities and fund equity, total revenue, and total revenues over/under expenditures year to date (YTD) financial statements as of October 31, 2023 for the Angleton Better Living Corporation (ABLC), Recreation division, and Angleton Recreation Center division. ABLC has \$477,323.76 in total assets, \$477,323.76 in total liabilities & fund equity, and \$308,887.91 in revenue over expenditures. The Recreation division has \$73,378.57 in total assets, \$73,378.57 in total liabilities & fund equity, and \$53,302.10 in revenue under expenditures. The Angleton Recreation Center division has \$428,305.33 in total

assets, \$428,305.33 in total liabilities & fund equity, and \$185,228.99 in revenue under expenditures.

No action was taken.

## ADJOURNMENT

The meeting was adjourned at 6:09 P.M.

These minutes were approved by Angleton Better Living Corporation on this the 15<sup>th</sup> day of April 2024.

CITY OF ANGLETON, TEXAS

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John Wright  
Chair

ATTEST:

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Michelle Perez, TRMC  
City Secretary