



**CITY OF ANGLETON**  
**ANGLETON BETTER LIVING CORPORATION MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**TUESDAY, SEPTEMBER 2, 2025 AT 5:30 P.M.**

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**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, SEPTEMBER 2, 2025, 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, Director Townsend called the Angleton Better Living Corporation meeting to order at 5:30 P.M.**

**PRESENT**

**Director Travis Townsend**  
**Director Luis Leija**  
**Director Gary Dickey**  
**Director Johnny Voss**  
**Director William Jackson**

**ABSENT**

**Chair John Wright**  
**Director Ritter**

**REGULAR AGENDA**

1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meetings of April 21, 2025 and June 16, 2025.

**Upon a motion by Director Voss and seconded by Director Dickey, Angleton Better Living Corporation approved the minutes of the Angleton Better Living Corporation meetings of April 21, 2025 and June 16, 2025. The motion passed on a 5-0 vote.**

2. Discussion and update on Angleton Better Living Corporation, Recreation division, and Angleton Recreation Center division YTD financial statements as of August 27, 2025.

**Jason O'Mara Director of Parks and Recreation presented the item and stated the year-to-date financial statement amounts for the Angleton Better Living Corporation, Recreation division, and the Angleton Recreation Center. The Angleton Better Living Corporation (ABLC) fund has revenue in the amount of \$657,770.53, revenue under expenditures in the amount of \$392,483.78, total assets in the amount of \$1,082,899.66, and total liability and fund equity in the amount of \$1,082,899.66. The Recreation division fund has revenue in the amount of \$200,937.25, revenue over**

expenditures in the amount of \$99,167.04, total assets in the amount of \$58,555.46, and total liability and fund equity in the amount of \$58,555.46. The Angleton Recreation Center fund has revenue in the amount of \$428,994.37, revenue over expenditures in the amount of \$59,845.71, total assets in the amount of \$596,118.36, and total liability and fund equity in the amount of \$596,118.36.

No action was taken.

3. Discussion and update on Angleton Better Living Corporation, Recreation division, and Angleton Recreation Center division budget projections as of August 27, 2025.

Jason O'Mara Director of Parks and Recreation presented the item and stated the current budget projections for the Angleton Better Living Corporation (ABLC), the Recreation division, and the Angleton Recreation Center division as of August 27, 2025. Mr. O'Mara stated that the projections are based off of the current financial standings, anticipated expenditures, revenue trends, and projected needs for the remainder of the fiscal year. Mr. O'Mara stated that ABLC should end the fiscal year with a revenue under expenditures fund balance around the amount of \$248,422, the Recreation division should end the fiscal year with a revenue over expenditures fund balance around the amount of \$52,952, and the Angleton Recreation Center division should end the fiscal year with a revenue over expenditures fund balance around the amount of \$197,640.

No action was taken.

4. Discussion and possible action on FY2025-2026 budgets for Parks and Rights of Way, Recreation, Angleton Recreation Center, and Angleton Better Living Corporation.

Jason O'Mara Director of Parks and Recreation presented the item and stated the preliminary budget details for Parks and Rights of Way, Recreation, Angleton Recreation Center, and Angleton Better Living Corporation for fiscal year 2025-2026. Mr. O'Mara stated that there are no changes to the Parks and Rights of Way revenues and a decrease in overall personnel services due to the Assistant Director and two Parks Member positions being cut from the budget. The Recreation division revenues will show an increase in Angleton Better Living Corporation (ABLC) transfer for cost-of-living adjustments (COLA) for full-time staff and an increase to expenses in personnel services due to COLA. The ABLC fund will have no changes to revenue and the following changes to expenses: a decrease in transfer to general fund, an increase in transfers to the Recreation division and the Angleton Recreation Center division, and an increase in ABLC contingency due to the changes above.

Upon a motion by Director Voss and seconded by Director Jackson, Angleton Better Living Corporation approved the proposed Fiscal Year 2025-2026 budget related to

**Parks and Rights of Way, Recreation, Angleton Recreation Center and Angleton Better Living Corporation division budgets.**

**5. Discussion and possible action on Capital Improvement Projects for FY2025-2026.**

Jason O'Mara, Director of Parks and Recreation presented the item and stated that in response to previous Board feedback, staff have collected additional information to present to the Angleton Better Living Corporation (ABLC) for input on which projects the Board would like staff to continue to pursue and potentially fund. This effort supports progress on Capital Improvement Plan (CIP) projects for the Parks, Recreation, Angleton Recreation Center, and ABLC divisions, as well as the proposed parkland dedication spending plan for Fiscal Year (FY) 2024-2025 and future projects in alignment with the Parks and Recreation Master and Strategic Plan. Staff are seeking ABLC's input on three potential priority projects. One CIP is Bates Park - Addition of a Sixth Softball Field that was brought forward by ABLC's request during a previous meeting. This project would expand field capacity and support Angleton Girls Softball Association's (AGSA) goal of hosting national tournaments starting in summer of 2026. The scope includes site preparation, irrigation, infield clay and turf installation, fencing, dugouts, backstop, bleachers, and sod. Paragon Sports Constructors provided an estimate of \$473,683. Texas Multi-Chem estimates field development ranging from \$261,000 to \$400,000, dugouts ranging from \$50,000 to \$150,000, fencing ranging from \$30 to \$85 per linear foot, and a backstop ranging from \$125,000 to \$175,000. In total, the field costs could range from \$436,000 to \$725,000. Another CIP is BG Peck Soccer Complex - Phase One Field Grading that was identified in the original CIP update. This project includes hauling fill, grading, sprinkler relocation, ditch regrading, culvert installation and hydro mulching. HDR Engineering's opinion of probable cost outlined is: Phase 1 - \$404,506; Alternative 1 - \$324,527, Alternative 2 - \$322,298; and Alternative 3 - \$269,335. Another CIP is Freedom Park - Playground Replacement that was also included in the original CIP update. The Freedom Park playground that was installed in 2009 has hit the end of its useful life. Numerous maintenance and safety concerns have been identified. For comparison, the new playground at Abigail Arias Park has an opinion of probable cost range of \$327,000 to \$396,000, plus an estimated \$88,000 for poured-in-place surfacing. The Freedom Park replacement could fall within a similar range, depending on design, surfacing selections and removal of current playground structure. Director Jackson stated that if we could use local vendors to bring the cost down that would be a win-win for the entire community. Todd Patteron, President of AGSA addressed Council in favor of the sixth field being built to meet the National tournament requirements. Dustin Mercado, President of the Angleton Soccer Club addressed Council in favor of grading and drainage improvements at BG Peck Soccer Complex. Angleton Better Living Corporation gave direction to staff to have bond council visit a future meeting to discuss the possibility of getting a certificate of obligation to help complete these projects.

**No action was taken.**

6. Discussion and possible action on Angleton Recreation Center Pool Hours and ARC staffing.

Jason O'Mara, Director of Parks and Recreation presented the item and stated that based on previous discussions regarding Angleton Recreation Center (ARC) staffing and hours of operation, Angleton Better Living Corporation (ABLC) requested that staff evaluate past attendance and staffing data. Staff analyzed facility usage using data from the Connect2 software counts module to capture attendance during both peak and non-peak seasons. The goal was to determine if revised operational hours would better align with community usage and improve operational efficiency. Analysis of the past two years of facility attendance shows that weekday pool usage between 5:30 a.m. and 7:00 a.m. averages only 2–4 patrons per day. Considering the current staffing standard of five lifeguards for full coverage during these hours, the cost of operation significantly outweighs the benefit to the limited number of users. Attendance trends are consistent across both peak and non-peak seasons, showing a clear pattern of low early morning usage. The following sections detail these usage patterns and present recommendations for adjusting operating hours in both non-peak and peak seasons to align services with actual demand. Non-Peak Season Attendance data from the past two non-peak seasons spans approximately 190 weekdays and includes counts for each area of the natatorium. The analysis shows that from 5:30 a.m. to 7:00 a.m., usage in all pool areas remains low, averaging only 2–4 patrons across the facility. Even when combining counts from multiple sections, attendance remains minimal during these hours. The averages show that usage begins to rise between 7:00 and 8:00 a.m., supporting consideration to adjust operating hours to better match demand while preserving access during higher-use times. Peak Season attendance trends closely mirror those seen in non-peak months. Data from the past two peak seasons shows low usage between 5:30 a.m. and 7:00 a.m., averaging just 2–4 patrons across the facility during these early hours. The averages reflect this pattern, with noticeable increases in attendance beginning between 7:00 and 8:00 a.m., Adjusting pool hours during peak season in line with these findings would better align operations with demand while continuing to offer service during the busiest parts of the day. Currently, weekday morning operations from 5:00 a.m. to 11:45 a.m. cost approximately \$1,891.69 per week for lifeguard staffing, resulting in an annual cost of \$98,367.75. Adjusting the opening time to 7:00 a.m. would reduce the lifeguard payroll by approximately \$16,000 and could aid in addressing staffing challenges. Most of our lifeguards are high school students, early morning shifts are difficult to fill due to their school schedules. In addition, the limited number of qualified guards has further restrictions as part-time staff cannot exceed 1,000-hour annual maximum per Texas Municipal Retirement System (TMRS), making recruitment and scheduling more difficult. Current Non-peak Hours are 5:30 a.m.–11:30 a.m. and 4:30 p.m. – 7:30 p.m. Proposed Hours: 7:00 a.m.–11:30 a.m. (closing midday) and 4:30 p.m.–7:30 p.m. However, with this model, staff recommends adding a part-time front desk clerk shift to ensure safety, reduce risk, and limit liability. Without this adjustment, reducing the lifeguard shifts would result in a

single employee opening and managing the facility alone, which presents significant safety and liability concerns. The addition of a 3-hour front desk shift is estimated to cost approximately \$7,600 annually. While this adjustment reduces the overall cost savings from modifying pool hours, the return on investment still outweighs the costs associated with operating the pool during periods of very minimal usage. Director Townsend and Director Voss gave direction to continue to stay closed on Friday mornings during non-peak season.

No action was taken.

7. Discussion and update on 2024 ABLC Bond projects.

Jason O'Mara, Director of Parks and Recreation presented the item and stated an update on the 2024 Angleton Better Living Corporation (ABLC) bond projects. The Abigail Arias Park project is budgeted at \$2,750,000 which includes partial bond funds and partial Texas Parks and Wildlife Department (TPWD) Grant funds. Expenses thus far are \$79,352. In February 2025, Burditt Land | Place presented two schematic designs for community input at a Town Hall meeting held from 5:00 P.M. to 6:00 P.M. The schematic designs will be presented to the Parks & Recreation Board and the City Council in March, and the Director presented a grant opportunity through Partners in Places to increase funding for Abigail Arias Park development. In March 2025, Burditt Land | Place presented schematic designs to the Parks and Recreation Board and City Council for input and the Director coordinated an Archeological Survey to fulfill TPWD Grant requirements. In April 2025, Burditt Land | Place submitted a Geotech survey to the City for services to be completed by a third-party vendor, the Director coordinated Geotech services with Terracon and Burditt Land | Place submitted an updated master plan and phase one plan based on the current allocated budget. The Director presented the final master plan and phase one plan to the Parks and Recreation Board for input, and the Archeological Survey was completed by Hoizoon Environmental Services that the Director added to the TPWD Grant portal. In May 2025, the Director presented the final master plan and phase one plan to City Council for input and approval and the TPWD Grant Agreement was received and presented to City Council for final approval. In June 2025, Burditt Land | Place submitted a 50% Design Development plan to the City for review including playground, splash pad and pavilion options and the Director requested input and feedback from the Parks and Recreation Board on the 50% Design Development Plans. Burditt Land | Place submitted preliminary three-dimensional park renderings. In July 2025, the Director presented the 50% Design Development Plans to City Council for input and Burditt Land | Place submitted a 90% Design Development plan to the City for review. In August 2025, Burditt Land | Place submitted a 100% Design Development plan and updated the three-dimensional park renderings to the City for review and staff met with Burditt Land | Place to provide comments and feedback on the 100% Design Development Plans next steps. The next steps are to develop the corporate sponsorship package and sponsorship video for public distribution, execute the TPWD agreement and requirements, construction

documents, bidding, and construction. The Freedom Park Active Area Improvements Project was budgeted at \$900,000 and expenses thus far are \$99,244. On 6/17/2024, ABLC approved the proposal from Burditt Land | Place for professional services to provide a preliminary design, final design, bidding, and construction administration for the Freedom Park Active Recreation Area redevelopment project. On 11/12/2024, the City Council executed the scope of work and American Institute of Architects (AIA) agreement with Burditt Land | Place. On 12/20/2024, a topo survey request and geotechnical work was initiated by the Director. On 2/6/2025, Baker & Lawson sent a completed topo survey for the development site. The next steps are for Burditt Land | Place to complete the design based on topo and geotechnical information, design development and construction documents, bidding, and construction. Additional funding may need to be pursued. The director has requested a fee in lieu of heritage tree mitigation for the northern tract of Freedom Park that could be used for park development. The BG Peck Soccer Complex LED Field Lighting Project was budgeted at \$250,000 and is completed under budget with expenses totaling \$176,000. The BG Peck Soccer Complex Grading Project was budgeted at \$74,000 and expenses thus far total \$34,695. In March 2025, City staff, HDR and Angleton Soccer Club (ASC) conducted a site visit to discuss grading projects. The Parks Superintendent conducted soil testing to assess sustainability of plant growth. HDR presented 90% plan set to City and ASC for review and input. In April 2025, Staff collected soil samples from the dirt pile at BG Peck and sent to Texas A&M AgriLife Extension office for testing. HDR provided updated phasing options to determine best option for bidding the grading project. The City met with ASC onsite to review current plans and discuss project phasing options. In May 2025, the soil report was received from Texas A&M and sent to HDR to determine how to proceed with the use of current soil pile at BG Beck. HDR, ASC, and City staff met to discuss phasing approach for field grading. In June 2025, HDR provide updated plan sets on phasing based on recent feedback from City and ASC. In July 2025, HDR submitted final plan sets to City for review and input. In August 2025, HDR provided updated opinion of probable cost (OPS) to City to bring to ABLC for review and consideration of funding before project bidding. The next steps are for Staff to bring plan sets and OPC to ABLC to determine potential funding available to support phase one of the project. The Angleton Recreation Center (ARC) Improvements Project was budgeted at \$500,000 and there have been no expenses thus far. In January 2025, the TPWD Commission approved a grant for \$881,415.00 to enhance service levels, safety, and accessibility. The grant elements include utility upgrades, pool renovations and interior improvements. The TPWD Grant Agreement was received and presented to City Council for final approval. In May 2025, the TPWD Grant Agreement was received and presented to City Council for final approval. Staff notified various vendors about the TPWD agreement and potential project timelines based on TPWD requirements. In June 2025, the Director worked on a Request for Proposals (RFP) for a feasibility study to support the ARC repairs and renovations. In July 2025, the Director met with the TPWD Grant coordinator to review grant requirements and the reporting process. The Director started collecting quotes for a Facility Condition Assessment to identify and scope of the various facility improvements. In August 2025, the Director started



contacting vendors to collect updated quotes and project schedules to start aligning facility renovations with the program schedules and facility operations. The next steps include executing the TPWD agreement and meeting the TPWD grant requirements, aligning the contractor schedules for work to be completed in the Natatorium, and hiring a general contractor to address various renovation items within the Angleton Recreation Center. The Texian Trail Drainage Project was budgeted at \$350,000 with expenses thus far totaling \$126,580. In April 2025, the contractors were approved by Council. In May 2025, the project specifications were signed by the contractor. The pre-construction meeting was held with City staff, the contractor, and utility companies. June 2025 was the official notice to proceed date and construction began. Project submittals were received, reviewed, and returned to the contractor. The contractor reported early project delays due to 811 utility locators being inaccessible because of locked gates and multiple thunderstorms during the initial weeks of construction. In July 2025, utility conflicts were identified at Station 3+03. A three-inch gas line was located directly above the existing 36-inch High-Density Polyethylene (HDPE) pipe. An 8-inch water line was found above the pipe instead of below. The City approved using a private contractor to complete water line adjustments. Limited progress was made due to utility conflicts and rain delays. In August 2025, additional conflicts were identified that included, two electrical wires running north to south near the outfall, a three-foot by five-foot concrete boulder was uncovered at the outfall location, and the manhole placement was a problem due to the proximity to Texas New Mexico Power (TNMP) utility lines. Progress meeting No. 1 was held to project progress, schedule, and answer resident questions. The contractor requested six additional working days due to unforeseen utility conflicts and weather delays. Residents were notified about the possibility of temporary power outages during utility coordination. The outfall structure has been removed and is ready to be poured during the following week after AT&T finishes their work on the site. Pipe from the Texian Trail South inlet has been removed and replaced. Work between both streets has begun, manholes have been installed, and pipe has been removed and replaced from Texian Trail South to the nearest manhole and from Texian Trail North to the nearest manhole. The contractor is waiting for a suitable weather window and TNMP coordination to safely continue work across utility lines. The next steps for the project include that it is scheduled to be completed by mid-September, but significant progress is needed to meet the project deadline.

No action was taken.

Upon an amended motion by Director Townsend and seconded by Director Jackson, Angleton Better Living Corporation approved the June 16, 2025 meeting minutes with the caveat to remove Director Blaine Smith's name and add Director Luis Leija's name.

## ADJOURNMENT

The meeting was adjourned at 8:13 P.M.

These minutes were approved by Angleton Better Living Corporation on this the 15th day of December 2025.

CITY OF ANGLETON, TEXAS

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John Wright  
Chair

ATTEST:

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Michelle Perez, TRMC, CMC  
City Secretary