



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 MONDAY, DECEMBER 15, 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, Chair Wright called the Angleton Better Living Corporation meeting to order at 5:34 P.M.

PRESENT

Chair John Wright
Director Travis Townsend
Director Luis Leija
Director Johnny Voss
Director William Jackson (arrived at 5:39 P.M.)
Vacant Position, Place No. 3

ABSENT

Director Gary Dickey

REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meeting of September 2, 2025.

Upon a motion by Director Townsend and seconded by Director Leija, Angleton Better Living Corporation approved the minutes of the Angleton Better Living Corporation meeting of September 2, 2025. The motion passed on a 4-0 vote. Director Jackson and Director Dickey were absent.

2. Discussion and update on the Angleton Better Living Corporation, Recreation Division, and Angleton Recreation Center Division YTD financial statements fund balances as of December 1, 2025.

Jason O'Mara, Director of Parks and Recreation introduced the agenda item and stated the year-to-date (YTD) financial statement balances as of October 14, 2025 for the Angleton Better Living Corporations (ABLC), Recreation division and Angleton Recreation Center (ARC) division. The ABLC fund has revenue in the amount of \$98,546.06 and revenue over expenditures in the amount of \$234,691.37. The Recreation division fund has a revenue balance in the amount of \$5,515.75 and revenue

under expenditures balance in the amount of \$74,162.75. The Angleton Recreation Center fund has revenue in the amount of \$53,779.54 and revenue over expenditures in the amount of \$519,604.56.

No action was taken.

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

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated that staff are providing an update on funding actions and next steps for several Parks & Recreation capital improvement projects (CIP) for Angleton Better Living Corporation (ABLC) consideration and direction. For Bates Park – Addition of a Sixth Softball Field, City Council has identified up to \$350,000 in City funding to support construction of the project. Current known project costs include Paragon Sports Constructors' proposal for field construction, which includes site preparation, sandy loam installation, infield clay, irrigation, laser grading, and sod installation, totaling \$291,299.58. In addition, staff have received a preliminary concrete estimate of approximately \$18,000 for flatwork associated with the field. Fencing costs are still being evaluated and will be finalized soon. Based on the current information, the project is trending within the City's identified funding capacity, with the potential need for additional ABLC participation once final fencing costs are known. Staff are requesting ABLC direction on whether to proceed with securing formal proposals for remaining project components and whether ABLC wants to consider contributing funding to the project. The goal is to finalize scope and pricing and be prepared for vendor approval at the January 13 City Council meeting. For Freedom Park – Playground Replacement, City Council has approved the use of Government Capital financing for the playground equipment and installation. Installation is anticipated to occur in Spring 2026. For the BG Peck Soccer Complex, staff will continue to explore additional funding sources, including grants and potential inclusion in future bond programs. No immediate funding action is recommended at this time; however, staff will maintain design readiness and continue to monitor opportunities to advance the project. Staff and the Parks & Recreation Board will be conducting a new parks assessment in January to help grade existing park conditions, identify priority maintenance and capital needs, and inform future parks project planning and funding discussions. This initiative will help create a baseline for our parks and better outline project priorities when updating our CIP documents.

No action was taken.

4. Discussion and update on 2024 ABLC Bond projects.

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated that 100% Construction Documents have been received for Abigail Arias Park and are currently under City review and permitting. Bidding is slated to open in mid-December with bids due in early January. Burditt is scheduled to provide a letter of recommendation at the January 13th Council meeting. Also, staff have met with a graphic designer to discuss initial concepts for a memorial and donor wall at the pavilion entrance and plan to meet with the Arias Family to review renderings. With

construction documents complete, staff are continuing to solicit and finalize vendor proposals and quotes for project components including playground equipment, splashpad features, tree donations, park furnishings, signage, and utility enclosures. The project is being positioned for potential vendor approvals beginning in January. The Freedom Park Active Area Improvements project is currently at the 90% Construction Document phase, with 100% Construction Documents scheduled to be received on December 16, 2025. Additional comments from City Council specifically related to the removal of the warning track and adjustments to dugout sizing are being incorporated into the final plans. Receipt of the 100% documents will position the project for bidding in late December to early January. The BG Peck Soccer Complex LED Field Lighting project was originally budgeted at \$250,000 and has been completed under budget at \$176,000. The BG Peck Soccer Complex Grading design documents are complete; however, no funding is currently available to support construction. Staff will continue to explore alternative funding sources and potential inclusion in a future bond program while maintaining project readiness. Remaining funds may be considered for other bond projects. Angleton Recreation Center Improvements - Renovations at the Angleton Recreation Center are underway. Natatorium renovations began December 1, including pool drainage and demolition of the existing small play feature. Plaster stripping and coordinated tile and decking improvements are in progress, with additional facility improvements planned through 2026. Texian Trail Drainage project reached substantial completion on October 31, with minor punch list items being finalized. The project was budgeted at \$350,000 and \$291,278 has been expensed. Remaining funds may be considered for other bond projects.

Director Townsend stated that the BG Peck Field Grading project may need a Certificate of Obligation to complete the project in whole.

Mr. O'Mara stated that they are going to look at BG Peck to see how we can address the drainage around the soccer complex to mitigate some of the drainage before the grading project because of funding constraints.

Mr. O'Mara stated that the Angleton Recreation Center Natatorium is under renovation and closed until April when completion is estimated to be complete. The pool is the first priority and if funding is available the gym renovation will be next. The reactions to the pool being closed have been mostly positive.

Mr. O'Mara stated that there would be a better ballpark figure of balances by February to look at other projects.

No action was taken.

COMMUNICATION FROM BOARD MEMBERS

Director Townsend complimented Director Jackson and his wife on the Remote Area Medical project, My Neighbor Day.

Director Townsend complimented staff on Heart of Christmas.

Director Jackson mentioned the upcoming Fun Run.

ADJOURNMENT

The meeting was adjourned at 6:32 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