



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, OCTOBER 20, 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 5:31 P.M.

PRESENT

Chair John Wright
Director Travis Townsend
Director Gary Dickey
Director Johnny Voss
Director William Jackson (arrived at 5:34 P.M.)
Director Luis Leija (arrived at 5:36 P.M.)
Vacant Position, Place No. 3

REGULAR AGENDA

1. Discussion and update on the Angleton Better Living Corporation, Recreation Division, and Angleton Recreation Center Division YTD financial statements fund balances as of October 14, 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 \$433,489.45 and revenue over expenditures in the amount of \$247,344.14. The Recreation division fund has a revenue balance in the amount of \$5,515.75 and revenue under expenditure balance in the amount of \$81,906.43. The Angleton Recreation Center fund has revenue in the amount of \$53,862.80 and revenue under expenditures in the amount of \$294,723.60.

No action was taken.

2. Discussion and possible action on potential funding sources and project priorities for FY25-26 Capital Improvement Program projects.

Jason O'Mara, Director of Parks and Recreation introduced the agenda item and stated the status updates and timeline considerations for ongoing and proposed fiscal year (FY) 2025-2026 on Capital Improvement Projects (CIP) for Angleton Better Living Corporation (ABLC). The update for the Bates Park – Addition of a Sixth Softball Field project is that staff continues to collect quotes for concrete and fencing to pair with Paragon Sports Constructors' revised proposal totaling \$291,299.58. The revised scope includes sandy loam installation, infield clay, irrigation system, laser grading, and sod installation. Concrete flatwork, fencing, and bleachers are now being separated for independent procurement to reduce overall cost and improve flexibility in scheduling. The timeline for the CIP includes Angleton Girls Softball Association (AGSA) excavation and site preparation on January 5-19, 2026, Paragon Sports mobilization on January 20, 2026, irrigation and infield work on January 21-February 6, 2026, fencing and concrete work on February 9-23, 2026, sod installation on March 2, 2026, and grow-in period from March-April 2026. The update for the Freedom Park – Playground Replacement project is that staff received updated quotes for the new playground from Cunningham Recreation/GameTime, which includes two modular play units (ages two to five and five to twelve), a four-bay swing set with adaptive and expression swings, KidNetix Twirl spinner, and a Vista Nova rope structure. The playground only quote is \$234, 670.34 and includes a \$65,000 GameTime Community Champions Grant credit available only until early November 2025, requiring timely action to secure the grant match. The playground with a poured-in-play surface quote is \$480,460.91. To support financing options, staff worked with Finance to engage Government Capital Corporation, which provided the following payment scenarios for the playground portion only: three annual payments of \$87,094; five annual payments of \$55,080, or seven annual payments of \$41,434. Staff are continuing to explore financing options to determine the most fiscally responsible approach while maintaining ABLC fund balance stability. The update for the GB Peck Soccer Complex – Field One Field Grading project is that staff met with Joe Morrow of Hilltop Securities to review ABLC's current budget, fund balances, and projected sales tax revenues. He advised that funding capacity for new Certificates of Obligation (CO) in fiscal year (FY) 2025-2026 is very limited, with an estimated maximum borrowing capacity of approximately one million. Mr. Morrow recommends re-evaluating in Spring 2026 during budget preparation for a potential issuance in FY 2026-2027, as current funding conditions do not support additional debt at this time. To strengthen ABLC's financial position, he also suggests setting debt service at 125 percent of current levels to increase fund balance and provide a cushion against potential revenue shortfalls, as most recently experience in FY 2024-2025. Furthermore, existing debt service is scheduled to roll off in 2027, which will enhance the City's future bonding capacity. Given these limitations staff recommend delaying potential grading and construction of the BG Peck Soccer Complex until financial conditions improve.

Upon a motion by Director Leija and seconded by Director Townsend, Angleton Better Living Corporation approved the second option with Cunnigham Recreation/GameTime which includes the SkyRun Zip Track and VistaTwist Tower with a slide for the Freedom Park – Playground Replacement project to be financed over five years through Government Capital Corporation in the amount of \$389,095.34.

3. Discussion and possible action to include a Youth category in the Angleton Recreation Center discount structure.

Harbria Gardner, Facility Operations Superintendent introduced the agenda item and stated that in direction from the Parks and Recreation Board and the Angleton Better Living Corporation (ABLC) to explore ways to ensure recreation continues to be accessible to youth. Staff are proposing the addition of a Youth Membership Discount to the existing Angleton Recreation Center discount categories. This initiative reinforces the City’s commitment to providing affordable and equitable opportunities for children and teens to engage in recreation and wellness activities. The proposed discount would apply to individuals aged 12 to 17 years old, recognizing that this group includes full-time students who typically lack regular employment or independent income. Their availability to use the facility is also limited to after-school hours, weekends, and school holidays. Currently, the Recreation Center maintains 23 active monthly individual memberships and four annual memberships for youth in the proposed category. While participation remains consistent, staff and community feedback indicate that affordability continues to be a barrier for some youth-particularly following the recent day pass rate increase, which may have limited the frequency of individual youth visits. To support equitable access and encourage continued participation, staff recommends implementing a youth discount that mirrors the structure used for other eligible membership categories, providing a \$10 reduction on monthly memberships and \$75 reduction on annual memberships. This adjustment helps offset affordability concerns, supports consistent engagement, aligns with the City’s long-term goal of fostering active, healthy lifestyles among local youth. The youth discount would make an individual resident, monthly pass \$35 and an individual resident, annual pass \$350.

Upon a motion by Director Voss and seconded by Director Jackson, Angleton Better Living Corporation approved the Youth category in the Angleton Recreation Center discount structure.

ADJOURNMENT

The meeting was adjourned at 6:49 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