



CITY OF ANGLETON
ANGLETON BETTER LIVING CORPORATION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, APRIL 21, 2025 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 MONDAY, APRIL 21, 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 5:30 P.M.

PRESENT

**Chair John Wright
Director Travis Townsend
Director Blaine Smith
Director Gary Dickey
Director William Jackson
Director Johnny Voss**

ABSENT

Director Rachel Ritter

REGULAR AGENDA

- 1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meeting of February 18, 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 meeting of February 18, 2025. The motion passed on a 6-0 vote. Director Ritter was absent.

- 2. Discussion on updated CIP priorities for Parks, Recreation, Angleton Recreation Center, and Angleton Better Living Corporation divisions.**

Jason O'Mara, Interim Director of Parks and Recreation presented the item and stated that on December 16, 2024, staff presented a preliminary capital outlay and Capital Improvement Plan (CIP) for fiscal year (FY) 2024-2025. In response to Board feedback, a revised format has been developed to show a year-over-year funding breakdown for Parks and Recreation CIP spending. Staff is seeking input from the Angleton Better Living Corporation (ABLC) on the preliminary CIP projects for the Parks, Recreation,

Angleton Recreation Center (ARC), and ABLC divisions, as well as the proposed parkland dedication spending plan for FY 2024-2025 and future projects in alignment with the Parks and Recreation Master and Strategic Plan. Approved ABLC Projects for FY 2024-2025 include the following: design development, construction documents, bidding, and construction administration for the Freedom Park Passive Area; \$2.75M (Bond & TPWD Grant) for Abigail Arias Park; \$900,000 for the Freedom Park Active Area; \$350,000 for Texian Trail Drainage; and \$1,904,769 (Bond, TPWD Grant, Fund Balance & Contingency) for the ARC. Approved Parkland Dedication Projects for FY 2024-2025 include the following: \$16,200 for a Freedom Park shade canopy, \$9,005.33 for the Bates Park Gift Deed closing costs, \$15,680 for Dickey Park Land Acquisition earnest money and closing costs, \$1,600 for the Downing Tennis Court line painting and new signage, \$43,500 for the Bates Park Pickleball Courts that includes four dedicated pickleball courts, and \$233,115.97 for Parkland dedication funds. Staff are exploring the use of these funds for park design and development documents for future improvements at Bates Park, Dickey Park, Veterans Park, Reuben Welch Park, BG Peck Soccer Complex, Officer Cash Memorial Dog Park, Masterson Park, and Brushy Bayou Park. It is also important to note that the City of Angleton's parkland dedication requirements extend into the extraterritorial jurisdiction (ETJ) per Chapter 23 – Land Development Code, Section 23-20.B.1 of the City of Angleton Code of Ordinances.

No action was taken.

3. Discussion on preliminary budget priorities for Parks and Rights of Way, Recreation, Angleton Recreation Center, and Angleton Better Living Corporation division budgets for fiscal year 2025-2026

Jason O'Mara, Interim Director of Parks and Recreation presented the item and stated that Staff has prepared a preliminary proposed budget for the Parks and Rights of Way (ROW), Recreation, Angleton Recreation Center (ARC), and Angleton Better Living Corporation (ABLC) divisions for fiscal year (FY) 2025–2026. The proposed budget reflects strategic adjustments in revenues and expenditures based on historical trends, current needs, and future priorities identified in the Parks and Recreation Master and Strategic Plans. Mr. O'Mara stated each divisions notable budget highlights. The Parks and ROW division revenues include an overall 18.75 percent increase primarily due to projected increases in field and pavilion rentals, along with the addition of Bates Park multipurpose field and pickleball court rentals. The new fee schedule is also expected to generate increased revenue. The Parks and ROW expenses include an overall 17.6 percent decrease driven by staff vacancies and a current hiring freeze. Notable adjustments include: reductions in regular earnings and benefits due to unfilled and frozen positions; reclassification of funds to account for increased needs in areas such as fuel, which has exceeded budget consistently over the past three years; continued investment in park maintenance and repairs, including infrastructure improvements, and ballfield upkeep; and ongoing Enterprise lease payments for park vehicles. The Recreation division revenues include an overall increase of 23.99 percent driven by expanded programming in youth camps, leagues, and community events. This also

reflects the implementation of a new cost recovery policy, effective October 1, 2025, designed to recoup indirect costs. The Recreation division expenses include an overall decrease of 10.18 percent. The key adjustments include: increases in part-time staffing to support seasonal camps and events; reduction in health insurance costs based on current staffing levels; expansion of senior programming, including additional capacity and transportation resources; continued investment in staff development, certifications, and employee appreciation; decrease in travel and training expenses; increase in scholarship funding to support community members potentially affected by the cost recovery policy; and reduction in lease payments due to the purchase of a Tahoe and senior bus in FY 2024–2025. The ARC division revenues include an overall increase of 2.47 percent attributed to enhanced membership offerings, in-house swim lesson programming, and a revised fee schedule that introduces resident/non-resident membership rates and increases to day pass fees. The ARC division expenses include an overall increase of 2.47 percent and the key budget highlights include: implementation of year two of the ARC staff retention plan and increased lifeguard staffing to address risk management needs (consideration is also being given to adding a part-time Aquatic Assistant position to support aquatic operations and swim instruction); reduction in health insurance costs based on current staffing levels; increase in worker's compensation expenses based on Human Resources (HR) projections; significant increase in building maintenance costs to address recurring Heating, Ventilation, and Air Conditioning (HVAC) system issues; higher credit card transaction fees due to increased usage; and a notable reduction in building insurance premiums based on updated rates for property, wind/hail, and flood coverage. Mr. O'Mara stated that the calculations were based on a seven percent sales tax and that he would provide an update at the next meeting with the calculations based on a 6.5 percent sales tax. The ABLC division revenue has a projected increase in sales tax based on the average of the past three fiscal years. The ABLC division expenses include an overall decrease of 7.65 percent and the key budget highlights include: proposed reduction in the transfer to the General Fund, based on a 30 percent calculation; continued transfers to support ARC and Recreation Center operational budgets; ongoing debt service payments; and decreased contingency and design expenses, as future capital project design will be funded through designated bond accounts. Chair Wright mentioned that he would like to run through the CIP projects in more depth at a future meeting, just one or two projects at a time.

No action was taken.

ADJOURNMENT

The meeting was adjourned at 6:57 P.M.

These minutes were approved by Angleton Better Living Corporation on this the 2nd day of September 2025.

CITY OF ANGLETON, TEXAS

John Wright
Chair

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary