



CITY OF ANGLETON
ANGLETON BETTER LIVING CORPORATION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, JUNE 16, 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, JUNE 16, 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 Johnny Voss
Director Rachel Ritter
Director William Jackson (arrived at 5:34 P.M.)**

REGULAR AGENDA

- 1. Discussion and possible action on the Angleton Better Living Corporation, Recreation Division, and Angleton Recreation Center Division YTD financial statements fund balances as of May 31, 2025.**

Jason O'Mara Director of Parks and Recreation presented the item and stated the fund balance of the Angleton Better Living Corporation (ABLC) is \$690,415.88, Recreation Division is \$33,858.60, and Angleton Recreation Center (ARC) Division is \$619,755.36 as of May 31, 2025. Susie Hernandez, Director of Finance discussed the fund balances with the Angleton Better Living Corporation. Chair Wright stated that he would like to see a trend on day passes being sold at the ARC. Director Townsend stated that he would like to see a trend on the memberships being sold at the ARC. Director Jackson arrived during this item.

No action was taken.

- 2. Discussion on updated 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 have continued to collaborate with various City departments to refine accounts across the Parks and Recreation department. This effort supports the development of an updated preliminary proposed budget for fiscal year (FY) 2025-2026, covering the Parks and Rights of Way (ROW), Recreation, Angleton Recreation Center (ARC), and Angleton Better Living Corporation (ABLC). The proposed budget incorporates strategic adjustments to revenues and expenditures guided by historical trends, current operational needs, and long-term priorities identified in the Parks and Recreation Master and Strategic Plans. The Parks and ROW division revenues had no changes from the proposed budget presented in April. The Parks and ROW expenses had current vacancies and overtime added to show totals of anticipated expense for normal operation staffing levels. The Recreation division revenues had an increase to ABLC Transfer to cover the personnel adjustment based on overtime. The Recreation division expenses had an addition of overtime. The ARC division revenues have an increase to ABLC Transfer to cover the personnel adjustment based on overtime and health insurance. THE ARC division expenses show an increase due to adding overtime to the base budget and due to health insurance being adjusted based on staff changes. The ABLC division revenue includes three revenue options based on a five percent, six percent, and seven percent increase in sales taxes to show the impact on potential revenue. The revenue would be \$2,385,548 at five percent, \$2,409,277 at six percent, and \$2,432,006 at seven percent. The ABLC division expenses show a decrease in ABLC contingency due to additional expenses added for Parks, Recreation division, and ARC division personnel and an increase in transfers to General Fund, Recreation Division, and ARC Division. Susie Hernandez, Director of Finance discussed the five, six, and seven percent sales tax rates with the Angleton Better Living Corporation and recommended six percent.

Upon a motion by Director Townsend and seconded by Director Dickey, Angleton Better Living Corporation approved a six percent sales tax for Fiscal Year 2025-2026. The motion passed on a 7-0 vote.

3. Update on the current and outstanding repairs for the Angleton Recreation Center HVAC units.

Jason O'Mara, Director of Parks and Recreation presented the item and stated that the Heating, Ventilation, and Air Conditioning (HVAC) system at the Angleton Recreation Center requires critical repairs and component replacements, which are at varying stages of planning and implementation. These issues affect multiple rooftop units RTUs), some of which are scheduled for future fiscal years due to cost and scope. Staff are providing this update to inform ABLC of the maintenance efforts undertaken during Fiscal Year (FY) 2024-2025 and to outline a plan for addressing outstanding repairs using current and future budget allocations. The total expense of repairs and assessments in FY 24-25 to date is \$30,223.89. The total estimated cost of planned, outstanding repairs is \$99,172.64. The original FY 24-25 buildings budget is \$56,800 and

transfers to support repairs would include \$35,000 from equipment (fitness) and \$50,000 from building insurance to equal a total budget of \$141,800. The amount requested in FY 25-26 is \$85,750.

No action was taken.

ADJOURNMENT

The meeting was adjourned at 6:21 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