



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, JANUARY 9, 2024, 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 Wright
Director Travis Townsend
Director Blaine Smith
Director Johnny Voss

ABSENT

Director Rachel Ritter
Director Jaime Moreno
Director William Jackson

REGULAR AGENDA

1. Discussion on the designation of approved projects for the Angleton Better Living Corporation for 2024 debt issuance for \$4M.

Megan Mainer, Director of Parks and Recreation, stated that on November 13, 2023, the Angleton Better Living Corporation (ABLC) approved the following projects for a \$4,000,000 debt issuance: Abigail Arias Park development in the amount of \$2,000,000, Freedom Park improvements in the amount of \$900,000, Angleton Recreation Center (maintenance improvements and master plan) in the amount of \$500,000, BG Peck Soccer Complex lights (1st priority) and field grading/park drainage improvements (2nd priority) in the amount of \$250,000, drainage improvements in flood-prone areas in the City limits, which are beyond the responsibility of the Angleton Drainage District (per ABLC bylaws – specific projects were not designed) in the amount of \$350,000, and land, buildings, equipment, facilities, and improvements to enhance the City of Angleton’s public park facilities, suitable for amateur sports, entertainment, tourist, and public park purposes and events, including parks and park facilities, open space improvements, and related parking facilities, roads, water and sewer facilities, and

other related improvements that enhance any of those items with remaining funds, if applicable. Ms. Mainer stated that on Monday, January 2, 2024, ABLC met to discuss the designation of approved projects for the Angleton Better Living Corporation for 2024 debt issuance for \$4,000,000. Ms. Mainer stated that Staff is working with Joe Morrow and the City's bond counsel, Bracewell LLP, to complete all documents necessary, including, public notices, resolutions, agreements, and ordinances. Ms. Mainer provided a timeline to ABLC for the debt issuance process and the steps are as follows: ABLC considered authorization of publication for public hearings at the December 4, 2023 meeting, the first, second, and third publication of ABLC public hearings were published in the Facts on December 5, 2023, December 11, 2023, and December 19, 2023 respectively, and held the first Angleton Better Living Corporation public hearing on debt issuance and designated projects on January 2, 2024, the second public hearing on debt issuance and designated projects will be completed at the adjournment of this January 9, 2024 ABLC meeting, City Council will consider a Resolution authorizing Notice of Intent to Issue Certificates of Obligation on January 23, 2024, the first draft of Preliminary Official Statement (POS) to City and Bond Counsel will be provided for comments and modifications on January 24, 2024, the first and second publication of Notice of Intent to Issue Certificates will be published on January 26, 2024 and February 2, 2024 respectively, comments to first draft of POS will be received on February 2, 2024, the second draft of POS will be sent to the finance working group (includes the City, Bond Counsel, and Financial Advisor) for comments and to the Rating Agency on February 7, 2024, ABLC and City Council will approve the Project Agreement on February 13, 2024, the Rating Agency calls on February 13, 2024, comments to the second draft of POS will be received February 15, 2024, POS will be sent for final comments and sign off on February 19, 2024, credit rating and final comments to POS will be received on February 27, 2024, POS and Notice of Sale will be finalized and distributed electronically through i-Deal Prospectus on February 29, 2024, Committee on Uniform Security Identification Procedures numbers will be applied for on March 1, 2024, competitive bids are due and ABLC president will sign exhibits to the Project on March 12, 2024, there is an Agreement on March 13, 2024, Final Official Statement (FOS) draft will be circulated on March 19, 2024, comments on FOS are due on March 21, 2024, Official Statement will be printed and mailed, closing memo will be circulated and the closing and deliver of funds will be April 3, 2024.

No action was taken.

2. Discussion and possible action on the installation of LED lighting at BG Peck Soccer Complex.

Megan Mainer, Director Parks and Recreation stated that on the agenda packet included two updated BuyBoard quotes for BG Peck Soccer Complex lighting with Option 1 including installation of electrical, three poles, and LED lights on field nine and Option 2 including replacement of existing lights with LED lights on fields 10 and 11. Ms. Mainer stated that on December 19, 2023, staff contacted the Angleton Soccer Club

President to determine if the Angleton Soccer Club Board would like to contribute funds to the project and the Angleton Soccer Club Board stated that they will revisit funding when Angleton Better Living Corporation decides on lighting and dirt work funding. Angleton Soccer Club stated that they may devote additional funds to dirt work as dirt work is their top priority.

Upon a motion by Director Townsend and seconded by Director Voss, Angleton Better Living Corporation approved Option 1 for installation of LED lighting at BG Peck Soccer Complex. The motion passed on a 4-0 vote. Director Ritter, Director Moreno, and Director Jackson were absent.

3. Discussion and possible action on replacement natatorium components for the Angleton Recreation Center.

Megan Mainer, Director Parks and Recreation stated that the Angleton Recreation Center had a water feature component that was out of service in the summer of 2023, and the staff has been working on various short and long-term solutions for water features components since before the 2023 summer season. A short-term solution was identified but the contractor later withdrew and recommended a long-term solution. As a result, staff requested long-term solutions from various aquatic companies. On October 16 and November 13, 2023, staff presented ABLC with a range of replacement options. At the November 13, 2023 ABLC meeting, the corporation approved debt issuance to address various park and recreation projects including Angleton Recreation Center water features and other Angleton Recreation Center maintenance issues. If debt issuance is approved, funds will likely be available in April 2024 and will not exceed \$500K for Angleton Recreation Center water feature components and other maintenance items. Parks and Recreation staff received a range of solutions and pricing from vendors including a Vortex option in the amount of \$200,828.61, and three LoneStar Recreation – Aquatix options with option one amounting to \$200,828.61, option two amounting to \$340,947.95, and option 3 amounting to \$396,035.60. On December 18, 2023, staff presented options to the Parks & Recreation Board and requested the board review the water feature solutions and pricing and recommend a solution to ABLC and City Council for approval. Upon a motion made by Member Leija and seconded by Member Norris, the Parks & Recreation Board motioned to proceed with Vortex as the option to present to Angleton Better Living Corporation for future natatorium repairs. The motion passed on a 4-0 vote; members Boren, Smith, and Moreno were absent.

Upon a motion by Director Townsend and seconded by Director Smith, Angleton Better Living Corporation approved the Vortex option for replacement of natatorium components for the Angleton Recreation Center in the amount of \$200,828.61 to be funded by the \$4,000,000 Angleton Better Living Corporation debt issuance. The motion passed on a 4-0 vote. Director Ritter, Director Moreno, and Director Jackson were absent.

4. Discussion and possible action on Freedom Park Passive Area design and estimate of probable costs.

Megan Mainer, Director Parks and Recreation stated that the Design Development for Freedom Park Passive Area to be completed by Burditt Consultants was approved by the Angleton Better Living Corporation at the October 3, 2022 meeting. Ms. Mainer stated that Burditt Consultants have completed 30% of the construction documents but need direction from the City regarding a path forward for the crossings at Rancho Ditch and the weir onsite. Burditt Consultants have provided an opinion of probable costs at low, medium, and high investments. The lowest investment consists of boardwalk crossings for Ranch Ditch and the weir, the medium investment consists of a prefabricated bridge crossing Rancho Ditch and a boardwalk crossing at the weir, and the highest investment consists of prefabricated bridge crossings at Rancho Ditch and the weir. Burditt Consultants recommends a prefabricated bridge at Rancho Ditch. This would allow for small maintenance vehicles to cross if needed and a wooden boardwalk at the weir. Consideration would be given to routing the maintenance vehicles to the weir and a metal grate at the pilot channel may be required. Burditt Consultants can complete the construction documents once a decision is made. The prefabricated bridge by Contech option includes a 35 years rust free guarantee on their galvanized bridges, 100+ year lifespan if maintained, 10-year limited warranty, ready for shipment within six to eight weeks of approved drawings, custom applications like rail options, deck options, and finish options, strong load-bearing capacity, high-quality standards, free spans up to 250 foot, ranges from approximately \$335 to approximately \$470 per square foot depending on free span distances. The wood bridge option includes typically a 25 to 50 year lifespan with regular maintenance, minimal free span ability requiring a longer span, on-site construction, fully customizable, pedestrian bearing capacity means no small vehicles, and is approximately \$120 per square foot. On November 13, 2023, the Angleton Better Living Corporation requested an updated estimate of probable costs if the weir crossing was installed later, creating an out-and-back path into the passive park area. On December 18, 2023, staff presented Rancho Ditch and weir crossing options to the Parks & Recreation Board, requested the board review solutions and pricing, and provide a recommendation to ABLC and City Council for approval. Upon a motion made by Member Leija and seconded by Member Norris, the Parks & Recreation Board motioned to proceed with a prefab bridge at both crossings and phasing the crossing at the weir at a later date. The motion passed on a 4-0 vote; Members Boren, Smith, and Moreno were absent. A revised estimate of probable costs is included in the packet.

Upon a motion by Director Townsend and seconded by Director Voss, Angleton Better Living Corporation approved Freedom Park Passive Area design and estimate of probable costs. The motion passed on a 4-0 vote. Director Ritter, Director Moreno, and Director Jackson were absent.

PUBLIC HEARING

5. Conduct a public hearing on certain projects to construct, acquire, renovate, and improve parks and recreation facilities within the City of Angleton, including the Angleton Recreation Center, Abigail Arias Park, Freedom Park, and BG Peck Soccer Complex, and (ii) drainage improvements in flood-prone areas in the City limits, which are beyond the responsibility of the Angleton Drainage District.

Upon a motion by Director Townsend and seconded by Director Smith, Angleton Better Living Corporation opened the public hearing at 5:42 P.M. The motion passed on a 4-0 vote. Director Ritter, Director Moreno, and Director Jackson were absent.

Dustin Mercado, Angleton Soccer Complex President, stated that drainage is priority over lights, with the exception of lights for field nine.

Upon a motion by Director Townsend and seconded by Director Voss, Angleton Better Living Corporation closed the public hearing at 5:52 P.M. The motion passed on a 4-0 vote. Director Ritter, Director Moreno, and Director Jackson were absent.

ADJOURNMENT

The meeting was adjourned at 5:52 P.M.

These minutes were approved by Angleton Better Living Corporation on this 20th day of February 2024.

CITY OF ANGLETON, TEXAS

John Wright
Chair

ATTEST:

Michelle Perez, TRMC
City Secretary