



CITY OF ANGLETON
ANGLETON BETTER LIVING CORPORATION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, FEBRUARY 18, 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 TUESDAY, FEBRUARY 18, 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, Director Townsend called the Angleton Better Living Corporation meeting to order at 5:32 P.M.

PRESENT

Director Travis Townsend
Director Blaine Smith
Director Gary Dickey
Director William Jackson

ABSENT

Chair John Wright
Director Rachel Ritter
Director Johnny Voss

REGULAR AGENDA

1. Discussion and possible action to approve the Angleton Better Living Corporation Minutes of December 16, 2024, and January 27, 2025.

Upon a motion by Director Smith and seconded by Director Dickey, Angleton Better Living Corporation approved the Angleton Better Living Corporation minutes of December 16, 2024, and January 27, 2025. The motion passed on a 4-0 vote. Chair Wright, Director Ritter, and Director Voss were absent.

2. Discussion and update on 2024 Angleton Better Living Corporation bond projects.

Megan Mainer, Director of Parks and Recreation introduced the agenda item. Ms. Mainer provided an update and discussed the next steps for each of the 2024 Angleton Better Living Corporation bond projects. The projects are Abigail Arias Park, Freedom Park Active Area Improvements, BG Peck Soccer Complex Light Emitting Diode (LED) Field Lighting, BG Peck Soccer Complex Grading, Angleton Recreation Center Improvements, and Texian Trail Drainage.

The events that occurred for Abigail Arias Park are the following: On 6/25/2024, the City Council approved Burditt Land | Place as the consultant firm for Abigail Arias Park design, construction document development, bidding, and construction administration; on 11/12/2024, the City Council executed the scope of work and the American Institute of Architects (AIA) agreement with Burditt Land | Place; On 12/10/2024, Burditt Land | Place completed a site visit; on 12/16/2024, a project kickoff meeting was held and a topographical survey request was initiated by the Director; On 1/8/2025, Burditt Land | Place met with the Development Angleton Working Group (DAWG) to discuss permitting and construction requirements of Abigail Arias Park design and construction; on 1/13/2025, Burditt Land | Place and staff met with the Arias Family and the Parks & Recreation Board to discuss the Abigail Arias Park programming elements; on 1/23/2025, the Texas Parks & Wildlife Department (TPWD) Commission approved a grant for \$750,000.00 to enhance the +/- 6-acre site with key sustainable elements, including installation of playground equipment, construction of a splash pad with a water repurposing system, development of trails and native landscaping, and implementation of irrigation improvements; on 2/6/2025, the Communications & Marketing Director submitted a corporate sponsorship proposal to the Brazoria County Hispanic Chamber to convey to Coca-Cola for potential funding; on 2/11/2025, Burditt Land | Place presented two schematic designs for community input at a Town Hall meeting held from 5 p.m. to 6 p.m. that will be presented to the Parks & Recreation Board on 3/4/2025 and to the City Council on 3/11/2025; and on 2/11/2024, a grant opportunity has been presented through Partners in Places to increase funding for Abigail Arias Park development. The next steps for Abigail Arias Park include adopting a park master plan, developing three-dimensional park renderings, developing the corporate sponsorship package and sponsorship video for public distribution, executing the TPWD agreement and requirements, design development and construction documents, bidding and construction.

The events that occurred for Freedom Park Active Area Improvements are the following: on 6/17/2024, Angleton Better Living Corporation approved the proposal from Burditt Land | Place for professional services to provide a preliminary design, final design, bidding, and construction administration for the Freedom Park Active Recreation Area redevelopment project; on 11/12/2024, the City Council executed the scope of work and AIA agreement with Burditt Land | Place; on 12/20/2024, a topographical survey request and geotechnical work was initiated by the Director; and on 2/6/2025, Baker and Lawson sent a completed topographical survey for the development site. The next steps for Freedom Park Active Area Improvements include the following: Burditt Land | Place completing the design based on topographical and geotechnical information, design development and construction documents, bidding and construction; additional funding may need to be pursued; and a fee in lieu of heritage tree mitigation for the northern tract of Freedom Park that could be used for park development has been requested. The BG Peck Soccer Complex LED Field Lighting project is complete. The events that occurred for BG Peck Soccer Complex Grading are the following: on 11/12/2025, the City Council approved a proposal in the amount of

\$58,100 for the design, bid, and construction administration; on 12/18/2025, HDR provided a project schedule, and staff posted it on the Parks and Recreation Projects website; on 1/8/2025, HDR and the Parks Superintendent completed a site visit to assess irrigation needs for the scope of work. The next steps for the BG Peck Soccer Complex Grading includes scheduling an additional site visit to identify sprinkler head locations, expecting the design to be completed by the end of March, bidding to take place in April, executing the contract to take place in May, followed by construction, however, funding still needs to be identified for the project.

The events that occurred for Angleton Recreation Center Improvements are the following: on 6/25/2024, the Vortex agreement was approved by the City Council; on 6/27/2024, the Parks & Recreation Department requested Vortex send a purchase order for materials since the manufacturing lead time is currently 20 to 24 weeks and is expected to be delivered this fall and materials are scheduled to ship the first week of December; on 12/10/2024, the Vortex equipment was delivered; and on 1/23/2025, the TPWD Commission approved a grant for \$881,415.00 to enhance service levels, safety, and accessibility. Grant elements include utility upgrades, pool renovations (including play features, decking, and shade) and interior finishes. The next steps for Angleton Recreation Center Improvements include executing the TPWD agreement and meeting TPWD grant requirements, aligning contractor schedules for work to be completed in the Natatorium, and hiring a general contractor to address various renovation items within the Angleton Recreation Center.

The events that occurred for Texian Trail Drainage are the following: on 6/25/2024, the City Council approved the Design Construction Services proposal from HDR; on 7/19/2024, initial survey work began on this project and HDR began engineering services; and on 12/19/2024, HDR provided Public Works with 90% of plan drawings for final input. The next steps for Texian Trail Drainage include bidding, awarding the bid, and construction as follows: first advertisement on 2/19/2025; second advertisement on 2/26/2025; pre-bid meeting on 3/5/2025; bid opening on 3/12/25; and Council's acceptance of bids on 3/25/2025.

No action was taken.

3. Discussion on proposed updates to the Angleton Parks & Recreation Department Cost Recovery policy.

The presentation was provided by Jason O'Mara, Assistant Director of Parks and Recreation. Mr. O'Mara stated that in February 2019, the City of Angleton retained the services of GreenPlay LLC, a national parks, recreation, and open space consulting firm, to assist with a Comprehensive Parks and Recreation Master and Strategic Plan Study. The Comprehensive Plan looked at existing parks and open space recreational facilities and amenities to determine the current and future level of service for the community based on public input. The plan prioritized needs and desires for upgrading and

improving parks and open space, recreational facilities and amenities. In December 2019, the City Council approved the Parks and Recreation Comprehensive and Master Plan, which included short-term, mid-term, and long-term goals over a period of ten years. A short-term goal was to develop a policy that consistently guides pricing for programs, special events, rentals, and public/private partnerships. The Angleton Parks & Recreation Department Cost Recovery policy was adopted in September 2020 with the condition that senior programming have a 0%+ recovery. On August 27, 2024, at the pre-City Council workshop, staff were asked to consider updates to the current cost recovery policy to consider both direct and indirect costs for all existing and future programs, events, facilities, and services. On February 3, 2025, staff presented the Senior Citizens Commission with updates to the Angleton Parks & Recreation Department Cost Recovery policy to solicit feedback. A recommendation on senior trips from a commission member was to include a gas fee rather than a percentage increase.

Upon a motion by Director Dickey and seconded by Director Jackson Angleton Better Living Corporation approved to present the proposed updates to the Angleton Parks and Recreation Department Cost Recovery policy to the City Council for adoption. The motion passed on a 4-0 vote. Chair Wright, Director Ritter, and Director Voss were absent.

4. Discussion and update on the proposed City of Angleton Comprehensive Fee Schedule as it relates to Parks & Recreation Department Fees.

The presentation was provided by Jason O'Mara, Assistant Director of Parks and Recreation. Mr. O'Mara stated that the City has contracted with Ardurra/Gunda to overhaul the City of Angleton Comprehensive Fee Schedule to ensure alignment with community needs, operational sustainability, and regional market standards. This initiative is a citywide effort aimed at improving transparency, consistency, and financial stewardship across all departments, including Parks & Recreation. Key Considerations are • Equity & Accessibility: Ensuring that fees reflect fair and reasonable pricing while maintaining affordability for residents. • Cost Recovery & Sustainability: Adjusting fees to balance revenue generation with service costs, minimizing reliance on tax dollars. • Regional Competitiveness: Benchmarking fees against similar municipalities to remain competitive while maximizing value for residents. • Operational Efficiency: Streamlining the fee structure to enhance clarity and ease of administration. As part of this effort, the Parks & Recreation Department assisted with evaluating facility rental rates, program fees, and membership structures to ensure they align with operational costs and community expectations. Additionally, this review process has given staff the opportunity to ensure current operational fees are added to the City's Fee Schedule. A summary of recommended fee changes include: Recreation Center fees for resident and non-resident fees for memberships for individual at \$35/\$50 monthly or \$350/\$500 annual or family at \$50/\$70 monthly or \$500/\$700 annual; Day Pass fees at \$10 per person or \$5 for guest with member Facility

Member Rental discount at 20%, increase to after-hours rental fee from \$40 to \$50; additional gym rental options to be two-court and entire gym; increase to Indoor and Outdoor Party Package fees at \$25 with the removal of high-capacity party packages; increase to Private Pool Party fees to \$50; addition of extra guest fee for party packages at \$5 per person; parks rentals & use implementation of cleaning fee at \$20 per hour; removal of fee for athletic team. use (Associated with ASA agreements); resident and non-resident pavilion rental fees are tiered by pavilion size; increase to Pavilion Rental Security Deposits to \$100 for large pavilions; addition of entire park rental fee at \$500 per hour; Angleton Independent School District and Angleton Christian School Non-Profit Rental (Deposit Only per City Council) Miscellaneous Fees; Alcohol Permit fee of \$250 for any rental with alcohol and Police Officers are required for any rental with alcohol; Special Event Permit (Replaces Mass Gathering Permit); and Application Fee a tiered deposits based on event size.

Upon a motion by Director Dickey and seconded by Director Smith Angleton Better Living Corporation approved the proposed City of Angleton Comprehensive Fee Schedule as it relates to Parks and Recreation Department Fees to present to City Council. The motion passed on a 4-0 vote. Chair Wright, Director Ritter, and Director Voss were absent.

5. Discussion on Angleton Recreation Center and Recreation Division's operations and staffing structure.

The presentation was provided by Jason O'Mara, Assistant Director of Parks and Recreation. Mr. O'Mara stated that on January 27, Angleton Better Living Corporation (ABLC) requested staff provide a summary of current staffing positions and operational structure for the Angleton Recreation Center (ARC) and Recreation Divisions. The Angleton Recreation Center operates under the Parks & Recreation Department, offering fitness, aquatics, open gym recreation, rental opportunities, and structured programming. The facility serves as a community hub and emergency shelter, requiring a structured approach to staffing and operations. The Recreation Division plays a vital role in enhancing the quality of life of Angleton residents and the surrounding community by providing diverse programs, events, leisure activities, and recreational opportunities for all ages that promote social, physical, and emotional well-being. The division focuses on youth development, active aging, outdoor recreation, and community engagement through structured programming and special events. The Angleton Recreation Center is managed by a combination of full-time and part-time employees, ensuring daily operations, maintenance, and program delivery. The ARC hours of operation are Monday through Friday, 5:00 a.m. to 9:00 p.m., Saturday from 8:00 a.m. to 6:00 p.m., and Sunday from 1:00 p.m. to 6:00 p.m. Pool hours of operation are Monday through Friday from 5:30 a.m. to 7:30 p.m., Saturday from 8:30 a.m. to 5:30 p.m., and Sunday from 1:30 p.m. to 5:30 p.m. Holiday hours vary but generally follow a reduced schedule of 8:00 a.m. to 6:00 p.m.. The facility serves as a designated warming/cooling center and a Red Cross shelter during emergencies. Angleton Recreation Center full-time staff includes Facility Operations Superintendent which

oversees the overall facility operations, building upkeep, safety compliance, staffing, independent contractors, budgeting, strategic planning, one Aquatics Manager, two Member Services Assistants, and three part-time Facility Assistants. The Aquatics Manager oversees natatorium operations and maintenance, lifeguard staffing, aquatic programs, 25-35 Lifeguards and two to three Water Safety Instructors. Member Services Assistants provide customer service, process memberships and rentals, resolve customer issues, support front desk operations with 50% of their time being spent working at the desk and the other 50% being spent completing administrative tasks, and seven to ten part-time Front Desk Clerks. Member Services Assistants work either opening shift from 4:30 a.m. to 1:30 p.m. or day shift from 8:30 a.m. to 5:30 p.m. Angleton Recreation Center part-time staff includes: Facility Assistant – Assist in overseeing the daily operations of the facility, monitoring access, ensuring safety, supporting other part-time staff, rental coordination, and responding to emergencies as needed and serves as the supervisor on nights, weekends, and City holidays; Front Desk Clerk – Supports daily operations of the front desk and customer experience, handling customer transactions, selling memberships, day passes, and rentals, assisting with program registration, support with monitoring the facility, and responding to emergencies as needed; Lifeguards – Supervise the natatorium and ensure patrons are aware of and adhere to safety rules and policies of the facility, assist with cleaning and minor maintenance, and respond to emergencies as needed; and Water Safety Instructors – Teach or assist in swim lessons offered at the Angleton Recreation Center pool. The Recreation Division operates with a mix of full-time and part-time staff to ensure successful programs and a positive community impact. Full-Time Staff includes the Recreation Superintendent that oversees the development, implementation, and evaluation of recreation programs, special events, community engagement initiatives, budget management, staff supervision of three Recreation Specialists and interns, strategic planning, department marketing, and communications. The Recreation Superintendent also oversees the following Fiscal Year (FY) 24/25 programs and events: Jingle Bell Run; Community Garage Sale; Doggy Egg Hunt; Great Race; Father-Daughter Dance; and Cookie Jamboree. The Recreation Specialist for Senior Programs coordinates programs and services for the senior population, including wellness activities, social engagement, educational workshops, and senior trips and oversees contracted Bus Drivers and FY 24/25 programs and events that include: day trips; overnight trips; Christmas Party; monthly potlucks; Thanksgiving Potluck; Summer Party; Valentines Social; Lunch and Learns; Program Tuesdays (bingo, games, crafts, bunco, etc.); Chair Volleyball; and Bean Bag Baseball. The Recreation Specialist for Camps and Recreation Programs manages youth camps, after-school programs, general recreation activities, ensuring safe and enriching experiences for participants, four to five Seasonal Program Assistants for Camp, and FY 24/25 programs and events that include: Splish Splash Swim Tales; Puzzle Palooza; Fall Break Trip; Wellness Walkers; Spring Break Camp; Summer Camp; Adaptive Arts and Eats; Little Chefs; and Cake Off Challenge. The Recreation Specialist for Leagues & Outdoor Leisure oversees adult and youth sports leagues, tournaments, outdoor recreation initiatives, nature-based programs, two to three Track Coaches, and FY 24/25 programs and events that include: Green Garden Series; Mini Athletes; Junior Pickleball; Starry Nights; Youth Volleyball; Youth Basketball; Adult Volleyball Leagues; Angleton EnviroLeaders; Adult Pickleball Tournament; and Track Camp. Part-time and seasonal staff includes: Seasonal Program

Assistants (Summer) – Support the execution of camps, events, and recreation programs to ensure we meet the Standards of Care ratios for the number of children and instructors, and provide hands-on assistance with activities, logistics, and participant engagement; and Track Coaches (Summer) – Lead and develop youth track and field programs, focusing on skill development, teamwork, and competition preparation.

No action was taken.

6. Discussion and possible action on the hiring freeze for Front Desk, Facility Assistant, Water Safety Instructors, and seasonal summer and track camp staff.

The presentation was provided by Jason O'Mara, Assistant Director of Parks and Recreation. Mr. O'Mara stated that on January 8, 2025, the City Manager instituted a hiring freeze for all departments effective immediately, except for the Finance and Police Departments, and suspended overtime and comp time for all departments except for the Police and Public Works Departments. At the January 27, 2025, meeting, the Angleton Better Living Corporation approved the lifting of the hiring freeze for lifeguards only but requested additional information regarding the operational impact on the Angleton Recreation Center and the Recreation Division before considering lifting the freeze for Front Desk Clerks, Facility Assistants, Water Safety Instructors, Seasonal Program Assistants, and Track Coaches. Staff have provided a detailed overview of the current staffing structure and operational needs of both the ARC and the Recreation Division to demonstrate the necessity of lifting the hiring freeze for these positions. Angleton Recreation Center relies on part-time employees whose schedules are based on the facility's hours of operation or revenue-generating programs. Instituting a hiring freeze for these positions would negatively affect the center's operations. Insufficient staffing could lead to a reduction in services, which would likely decrease revenue generation. Summer Camp and Track Camp, two key programs, would be heavily impacted by the hiring freeze. Summer Camp offers a safe, enriching space for kids while parents work and generates revenue that supports other recreation programs. Track Camp provides youth with athletic training, teamwork, and competition opportunities, promoting fitness and community engagement. Reduced staffing would prevent the camps from operating at the necessary capacity, impacting families who rely on these services. Without the ability to fill these positions, Summer Camp and Track Camp would likely be canceled, eliminating valuable programs for youth and the revenue they generate. The updated cost recovery report shows how recreation programs align with the cost recovery model. This report provides insight into program sustainability and financial performance, highlighting the importance of these programs in maintaining revenue and supporting other recreation initiatives. Furthermore, the Texas Municipal Retirement System (TMRS) mandates that employees who work 1,000 or more hours annually be enrolled in TMRS to receive retirement benefits. Maintaining normal staffing levels enables leadership to ensure part-time employees remain under this threshold. A hiring freeze would hinder this

ability, potentially leading to non-compliance with TMRS regulations and increasing future funding obligations.

Upon a motion by Director Dickey and seconded by Director Smith Angleton Better Living Corporation approved to recommend to City Council to lift the hiring freeze to the Angleton Recreation Center to allow them to fill the part-time positions for the revenue generating programs and the Recreation Division programs. The motion passed on a 4-0 vote. Chair Wright, Director Ritter, and Director Voss were absent.

ADJOURNMENT

The meeting was adjourned at 7:30 P.M.

These minutes were approved by Angleton Better Living Corporation on this the 21st day of April 2025.

CITY OF ANGLETON, TEXAS

John Wright
Chair

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary