



CITY OF ANGLETON
ANGLETON BETTER LIVING CORPORATION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, OCTOBER 16, 2023 AT 5:30 PM

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 16, 2023, 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 5:30 P.M.

PRESENT

Director Travis Townsend
Director Johnny Voss
Director Jaime Moreno
Director Rachel Ritter
Director William Jackson (5:43 P.M.)

ABSENT

Chair John Wright

REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meeting of August 21, 2023.

Upon a motion by Director Voss and seconded by Director Moreno, Angleton Better Living Corporation approved the minutes of the Angleton Better Living Corporation meeting of August 21, 2023. The motion passed on a 4-0 vote. Chair Wright and Director Jackson were absent.

2. Discussion and possible action on the Angleton Better Living Corporation, Recreation division, and Angleton Recreation Center division YTD financial statements as of September 30, 2023.

The presentation was provided by Phillip Conner, Director of Finance. Mr. Conner reported the total assets, total liabilities and fund equity, total revenue, and total revenues over/under expenditures year to date (YTD) financial statements as of September 30, 2023, for the Angleton Better Living Corporation (ABLC), Recreation division, and Angleton Recreation Center division. He stated that ABLC has \$430,924.36 in total assets, \$430,924.36 in total liabilities & fund equity, \$223,443.48 in total revenue, and \$31,070.72 in revenue over expenditures. He stated that the

Recreation division has \$76,381.62 in total assets, \$76,381.62 in total liabilities & fund equity, \$25,668.27 in total revenue, and (\$99,171.77) in revenue under expenditures. The Angleton Recreation Center division has \$390,816.24 in total assets, \$390,816.24 in total liabilities & fund equity, (\$131,912.05) in total revenue, and (\$141,302.08) in revenue under expenditures. No action was taken.

3. Presentation and discussion with City's Financial Advisor regarding the Angleton Better Living Corporation's long-term debt capacity.

Joe Morrow, Managing Director with HilltopSecurities gave a PowerPoint presentation titled "Angleton Better Living Corporation 2024 Funding Capacity". Director Jackson arrived during the presentation.

PUBLIC HEARINGS AND ACTION ITEMS

4. Conduct a public hearing regarding designation of projects for the Angleton Better Living Corporation for fiscal year 2023-2024.

Upon a motion by Director Voss and seconded by Director Ritter, Angleton Better Living Corporation opened the public hearing at 6:06 P.M. The motion passed on a 5-0 vote. Chair Wright was absent.

No one spoke for or against.

Upon a motion by Director Ritter and seconded by Director Moreno, Angleton Better Living Corporation closed the public hearing at 6:07 P.M. The motion passed on a 5-0 vote. Chair Wright was absent.

5. Discussion and possible action on designation of projects for the Angleton Better Living Corporation for fiscal year 2023-2024.

The presentation was provided by Megan Mainer, Director of Parks and Recreation. She stated that last fiscal year, the Angleton Better Living Corporation approved funding to rehabilitate Angleton Independent School District (ISD) tennis courts on Downing Street (which was not complete until Fiscal Year (FY) 23-24), design development for Freedom Park Passive Area (which will not be complete until FY23-24), matching funds for the Texas Department of Transportation (TxDOT) Transportation Alternatives (TA) Grant for a Multimodal Transportation and Trails Master Plan, and BG Peck Soccer Complex Solar LED Lighting (Parking Lot). Other project priorities include American Disabilities Act (ADA) Self-Evaluation and Transition plan items for year two, capital outlay equipment (e.g. mower, trailer, and skid steer lease) that was not budgeted this fiscal year, well water pump at BG Peck Soccer Complex, and improvements to the Angleton Recreation Center Natatorium. Staff have been working on various short and long-term solutions for water features components in the Angleton Recreation Center Natatorium. A short-term solution was identified but the contractor later withdrew and recommended a long-term solution. She included a range of solutions and pricing as supporting documentation within the agenda packet

to discuss and consider. Staff submitted two 20% matching SECO grants up to \$50,000 to help retrofit lighting to LED energy efficient solutions. One application was specifically to address Angleton Recreation Center Natatorium lighting, and another was for lighting throughout the Angleton Recreation Center. Staff should have a response by the end of the month. Staff has been working with HDR, city contracted engineers, to provide a scope of work for BG Peck Soccer Complex field grading, culvert cutting, and parking lot entry relocation. When a scope of work is received, staff will publish a Request for Proposal (RFP) to get an understanding of improvement costs. No action was taken.

ADJOURNMENT

The meeting was adjourned at 6:35 P.M.


These minutes were approved by Angleton Better Living Corporation on this 13th day of November 2023.

CITY OF ANGLETON, TEXAS



John Wright
Chair

ATTEST:



Michelle Perez, TRMC
City Secretary

