



**CITY OF ANGLETON**  
**ANGLETON BETTER LIVING CORPORATION MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**MONDAY, JULY 24, 2023 AT 5:30 PM**

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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, JULY 24, 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 Council Meeting to order at 5:33 P.M.

**PRESENT**

Director Travis Townsend  
Director Johnny Voss  
Director Ellen Eby  
Director William Jackson  
Director Jaime Moreno (Arrived at 5:51PM)

**ABSENT**

Chair John Wright  
Director Rachel Ritter

**REGULAR AGENDA**

1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meeting of June 20, 2023.

Upon a motion by Director Voss and seconded by Director Eby, Angleton Better Living Corporation approved the minutes of the Angleton Better Living Corporation meeting of June 20, 2023. The motion passed on a 4-0 vote. Chair Wright, Director Ritter and Director Moreno were absent.

2. Discussion on Angleton Better Living Corporation fund balance.

The presentation was provided by Phil Connor, Director of Finance. Discussion took place between staff and Angleton Better Living Corporation members.

In Fiscal Year 21-22, the actual shows that ABLC's fund balance decreased by \$467,139 due to not meeting budgeted revenue expectations in addition to unbudgeted expenses including land acquisition for Abigail Arias Park, a surplus in park project expenditures, and an additional debt payment of \$163,161 to close out the 2013 Refunding. The estimated year end fund balance is \$528,684.

**ABLC members requested to bring this item back when there are final budget numbers.**

- 3. Discussion and possible action to fund shade structures over fields three, four, and five bleacher seating at Bates Park.**

**The presentation was provided by Megan Mainer, Parks and Recreation Director. Discussion took place between staff and Angleton Better Living Corporation members.**

**Director Jaime Moreno arrived at the meeting.**

**ABLC members gave direction to Fund with Parkland Dedication funds. In the event it cannot be funded by Parkland Dedication funds then bring the item back to ABLC to fund.**

- 4. Discussion and possible action to approve funding from ABLC fund balance to haul clay, sand, earthen cover materials from Freedom Park to BG Peck Soccer Complex and stockpile it in a designated area to be determined by city officials.**

**The presentation was provided by Megan Mainer, Parks and Recreation Director. Discussion took place between staff and Angleton Better Living Corporation members.**

**Ms. Mainer stated staff and the city engineer, HDR, have been working on field drainage solutions for BG Peck Soccer Complex since 2021. The existing conditions of the fields impact recreational use during the fall and summer season when there is inclement weather. HDR's recommended solution includes recutting the ditches followed by hauling in fill, sloping, and regrading the fields for improved drainage. This project will require irrigation adjustments, hydromulching/sod, etc. These improvements are necessary to increase park use and improve the level of recreational service to the community. Concourse development, Rancho Isabella Municipal Utility District development off 523 near Angleton High School, is excavating the pond on the northern tract of Freedom Park for offsite detention per their agreement with the City of Angleton. Concourse reached out to city staff because they will have excess dirt that could be utilized for BG Peck Soccer Complex improvements. On June 13, 2023, City Council discussed funding options to haul dirt from Freedom Park to satellite city owned property locations. City Council recommended staff pursue ABLC for funds needed to pursue this project. On June 20, 2023, Angleton Better Living Corporation approved staff to go out for bid to haul dirt from Freedom park northern tract to BG Peck Soccer Complex and to revisit the item in July for funding from Angleton Better Living Corporation to fund the project. Staff developed a request for bids seeking a qualified and properly equipped contractor to haul clay, sand, earthen cover materials from Freedom Park to BG Peck Soccer Complex and stockpile it in a designated area to be determined by city officials. The bid specified that clay, sand, and earthen cover materials would be loaded by others.**

**Upon a motion by Director Eby and seconded by Director Jackson, Angleton Better Living Corporation approved funding from ABLC fund balance to hire qualified and properly equipped contractor, Newby Enterprise, to haul clay, sand, earthen cover**



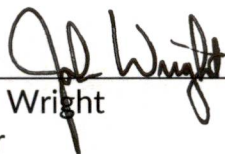
materials from Freedom Park to BG Peck Soccer Complex and stockpile it in a designated area to be determined by city officials. The motion passed on a 5-0 vote. Chair Wright and Director Ritter were absent.

## ADJOURNMENT

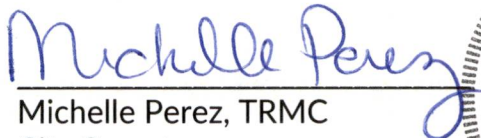
The meeting was adjourned at 6:10 P.M.

These minutes were approved by Angleton Better Living Corporation on this 21<sup>st</sup> day of August, 2023.

CITY OF ANGLETON, TEXAS

  
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John Wright  
Chair

ATTEST:

  
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Michelle Perez, TRMC  
City Secretary

