



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE ANGLETON BETTER LIVING CORPORATION WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, OCTOBER 3, 2022, 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

### RECREATION

1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meeting of June 6, 2022.
2. Discussion and possible action on Parks and Recreation Board roles and responsibilities.
3. Discussion and possible action on Angleton Better Living Corporation contingency fund projects for fiscal year 2022-2023.
4. Discussion and possible action on funding the land acquisition for Abigail Arias Park.
5. Discussion and possible action on the number of family members included in Angleton Recreation Center family memberships.

## ADJOURNMENT

### CERTIFICATION

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, [www.angleton.tx.us](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, September 30, 2022 by 5:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez  
Michelle Perez, TRMC  
City Secretary

*Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: [cmartin@angleton.tx.us](mailto:cmartin@angleton.tx.us).*



## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** 10/3/2022

**PREPARED BY:** Michelle Perez, City Secretary

**AGENDA CONTENT:** Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meeting of June 6, 2022.

**AGENDA ITEM SECTION:** Regular Agenda

---

**BUDGETED AMOUNT:** NA **FUNDS REQUESTED:** NA

**FUND:** NA

**EXECUTIVE SUMMARY:**

Approve the minutes of the Angleton Better Living Corporation meeting of June 6, 2022.

**RECOMMENDATION:**

Staff recommends ABLC approve the minutes as presented.



**CITY OF ANGLETON**  
**ANGLETON BETTER LIVING CORPORATION AGENDA**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**MONDAY, JUNE 06, 2022 AT 5:30 PM**

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY 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, JUNE 06, 2022, AT 5:30 P.M., IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

#### DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Vice Chair Wright called the Council Meeting to order at 5:32 P.M

#### PRESENT

Chairman Jason Perez  
 Director Ellen Eby  
 Director Chris Peltier  
 Director Charlyn Rogers  
 Director William Jackson  
 Director Rachel Ritter

#### ABSENT

Vice Chair John Wright

#### RECREATION

1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meeting of February 28, 2022, and April 18, 2022.

Upon a motion by Director Peltier and seconded by Director Jackson, ABLC approved the minutes of the Angleton Better Living Corporation meeting of February 28, 2022, and April 18, 2022. The motion passed on a 5-0 vote. Vice Chair Wright was absent.

Director Ritter was not present in the room during this time.

2. Discussion on drainage projects in flood prone areas.

A Presentation was given by John Peterson, Project Manager with HDR.

3. Discussion and possible action on Angleton Better Living Corporation 2022 debt capacity.

A presentation was given by Joe Morrow, Managing Director with Hilltop Securities.

4. Discussion and possible action on the ABLC and Angleton Recreation Division YTD financial statements of May 2022.

**A presentation was given by Tenecha Williams, Interim Finance Director.**

5. Discussion and possible action on additional funding improvements for Angleton Independent School District tennis courts on Downing Street.

**A presentation was given by Megan Mainer, Parks and Recreation Director.**

**Upon a motion by Director Ritter and seconded by Director Eby, ABLC approved \$16,313 of additional funding for 50% improvements for Angleton Independent School District tennis courts on Downing Street. The motion passed on a 6-0 vote. Vice Chair Wright was absent.**

6. Discuss and possible action on budget recommendations for Parks, Recreation, Angleton Recreation Center, and Angleton Better Living Corporation division budgets for fiscal year 2022-2023.

**A presentation was given by Megan Mainer, Parks and Recreation Director.**

**Upon a motion by Director Eby and seconded by Director Rogers, ABLC approved the budget recommendations for Parks, Recreation, Angleton Recreation Center, and Angleton Better Living Corporation division budgets for fiscal year 2022-2023 to include the changes of a flat rate. The motion passed on a 6-0 vote. Vice Chair Wright was absent.**

7. Discuss and possible action on budget recommendations for Parks, Recreation, Angleton Recreation Center, and Angleton Better Living Corporation division projects for fiscal year 2022-2023 and five-year CIP.

**A presentation was given by Megan Mainer, Parks and Recreation Director.**

**ABLC gave staff direction to create a priority list of projects and bring back in July.**

8. Discussion and possible action on Angleton Better Living Corporation Articles of Incorporation revisions.

**A presentation was given by Megan Mainer, Parks and Recreation Director.**

**Upon a motion by Director Rogers and seconded by Director Peltier, ABLC approved Angleton Better Living Corporation Articles of Incorporation revisions include changing “drainage improvements within the City” to “drainage improvements in flood prone areas in the city limits” in Article IV (A) of the Articles of Incorporation and proceed with a written application with the City Council requesting approval of proposed amendments. The motion passed on a 6-0 vote. Vice Chair Wright was absent.**

## ADJOURNMENT

The meeting was adjourned at 8:01 P.M.

These minutes were approved by Angleton Better Living Corporation on this the 19th day of September 2022, upon a motion by Director \_\_\_\_, seconded by Director \_\_\_\_\_. The motion passed on a 0-0 vote.

ATTEST:

\_\_\_\_\_  
Michelle Perez, TRMC  
City Secretary



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 10/3/2022

**PREPARED BY:** Megan Mainer, Director of Parks & Recreation

**AGENDA CONTENT:** Discussion and possible action on Parks and Recreation Board roles and responsibilities.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** NA

**FUNDS REQUESTED:** NA

**FUND:** NA

### EXECUTIVE SUMMARY:

On June 28, 2022, City Council discussed redundancies in staff work as well as redundancies in ABLC and Parks and Recreation agenda items. City Council gave staff direction to assess ways the boards could be restructured to eliminate redundancies and improve efficiency.

On July 26, Randle Law Office presented ABLC and the Parks and Recreation board restructuring options for continued discussion and provided the enclosed attachment. City Council requested feedback from Angleton Better Living Corporation with respect to creating a committee comprised of Park & Recreation Board members to address specific topics.

### RECOMMENDATION:

Staff recommends ABLC discuss and recommend ways the Parks and Recreation board can revise roles and responsibilities as a committee under ABLC.

	<i>Angleton Better Living Corporation</i>	<i>Angleton Park &amp; Recreation Board</i>
Creation Date	2000 Ordinance authorizing creation of ABLC; Development Corporation (Section 4B) following election. Codified at Sec. 2-97 of Code of Ordinances.	1965 Ordinance; updated in 2007 & 2021 Codified in Secs. 17-16 to 17-21 in Code of Ordinances. <i>Appears Board created prior to the Department.</i> Parks & Recreation Department Created by 1990 Ordinance, Director position created. Codified in Sections 2-153 to 2-154 of Code of Ordinances.
Purpose	Ordinance adopting Articles of Incorporation and Art. 4 of Articles creating ABLC: <ul style="list-style-type: none"> <li>•Promote community centers, recreation, parks and drainage improvements within the City to promote public welfare of and for City by developing, implementing, providing and financing projects as defined by Section 4B (Chapter 505 Texas Local Government Code).</li> <li>• ABLC shall have power to provide financing to pay costs of projects through bond issuance;</li> <li>•repaid by collection of sales &amp; use tax</li> <li>•power to acquire, maintain, lease and sell property</li> <li>•ABLC has purposes and powers permitted by Local Gov. Code (Development Corporation Act)</li> </ul>	Recommend policies to City Council for use of city parks, recreational facilities; <ul style="list-style-type: none"> <li>•submit annually to city administrator recommended capital improvements; such as park acquisition, park development; recreation programs; review proposed land and building acquisition to make recommendations to council;</li> <li>•perform any other duties city council shall authorize</li> </ul>
Board	<ul style="list-style-type: none"> <li>•Board of Directors (Loc. Gov. Code §505.051)</li> <li>•Appointed by City Council</li> <li>•7 Directors</li> <li>•3 Directors NOT employees, officers or city council members (505.052 (c))</li> <li>•Place 1-2 council members and 3-7 citizens (Art. II, Sec.1(b)Articles of Incorporation)</li> <li>•2- year terms with right to be re-elected (Art. III, Sec.1(E)Articles of Incorporation)</li> <li>•Director removal at any time w/o cause by city council</li> <li>•Until city population hits 20,000; resident of City; County resident; or reside w/in 10 miles of city limits and in bordering county (Loc. Gov. Code §505.052)</li> <li>•Miss 3 meetings city council must declare vacancy (Art. II, Sec.1(e)Articles of Incorporation)</li> </ul>	<ul style="list-style-type: none"> <li>•7 Board Members</li> <li>•Appointed by city council</li> <li>•3 appointed in even number years</li> <li>•4 appointed in odd number years</li> <li>•City residents owning real property in City</li> <li>•Not city employee</li> <li>•2-year terms</li> <li>•1 Youth Member (1 year term)</li> <li>•Miss 3 consecutive meetings w/o valid excuse automatically dismissed</li> <li>•Board notifies city council of vacancy</li> <li>•Vacancies filled within 30 days by council for remainder of term</li> </ul>

<p>Board Officers</p>	<p>Board of Directors shall appoint: President, Secretary and other officers the city council considers necessary (Loc. Gov. Code)</p> <ul style="list-style-type: none"> <li>•Officers of ABLC shall be Chairman, President, Vice President, Secretary, Treasurer; officer terms 2 years (Art. III, Sec.1(E)Articles of Incorporation)</li> <li>•Officer removal by majority vote of city council (Art. III, Sec.1(E)Articles of Incorporation)</li> </ul>	<p>Board elects 1 member as Chair (not youth member)</p>	
<p>Quorum</p>	<p>Majority of entire membership of Board of Directors (§505.054)</p>	<p>Majority of Members (4); affirmative vote of a majority of those present shall be necessary to pass</p>	
<p>Meetings</p>	<ul style="list-style-type: none"> <li>•In city limits (§505.055)</li> <li>•121 S. Velasco, Angleton, Texas (Art. II, Sec.2 Articles of Incorporation)</li> <li>•Texas Open Meetings Act</li> </ul>	<ul style="list-style-type: none"> <li>•Bimonthly meetings in June, August, October, December, February, and April.</li> <li>•Open to the public and a record of all proceedings shall be kept; record shall be filed with the city secretary and shall be a public record.</li> <li>•City council shall appoint a representative to attend meetings &amp; serve as liaison between the board and the city council.</li> </ul>	
<p>Modify, Change Structure Of Entity or removal of members</p>	<ul style="list-style-type: none"> <li>•City Council at sole discretion, at any time alter, change, structure, organization, programs, or activities of the ABLC and may terminate or dissolve the ABLC</li> <li>•<b>but not if</b> ABLC obligated to pay bonds, notes or obligations and unless collection of sales and use tax authorized by Section 4B (TX Local Gov. Code) and is eligible for termination (by election Sec. 505.352-505.355).</li> <li>•City Council may remove any director at will (Art. II, Sec.1(d)Articles of Incorporation)</li> </ul>	<ul style="list-style-type: none"> <li>•Parks &amp; Rec. Board created by city council by ordinance;</li> <li>•City council could do away with the Board by ordinance.</li> </ul>	
<p>Committees</p>	<ul style="list-style-type: none"> <li>•Board may designate 2 or more Directors to constitute an official committee of the Board</li> <li>•All final action exercised only by Board</li> <li>•Minutes must be kept</li> </ul>	<p>None</p>	
<p>Expenditures</p>	<ul style="list-style-type: none"> <li>•Sales and Use Taxes Collected per Section 4B of the Act (Art. IV, Sec.5(1) Articles of Incorporation)</li> <li>•Public Hearing Requirements (Art. IV, Sec.5(1)Articles of Incorporation)</li> </ul>	<p>None</p>	



	<ul style="list-style-type: none"> <li>•All Type B corporations, regardless of city population, must hold public hearings on all other (other than Type A) types of projects. In addition, all Type B corporations must wait 60 days from the first public notice of the nature of a project before providing funds.</li> </ul> <p><b>PROHIBITED EXPENDITURES</b></p> <ul style="list-style-type: none"> <li>•Meals or entertainment to attract new or expanded business enterprises;</li> <li>•Salaries for administration of 4B Sales Tax Funds</li> <li>•Any purpose not set forth in proposal approved by voters on 5/6/2000</li> </ul>		
<p>Amendment to Articles of Incorporation</p>	<p>City Council by Resolution Amend Articles of Incorporation (Art. VI, Articles of Incorporation)</p>	<p>Not Applicable</p>	
<p>Reporting Requirements</p>	<p>Annual Report Filed with Texas Comptroller by April 1.</p>	<p>Submit annually to city administrator recommended capital improvements</p>	



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 10/3/2022

**PREPARED BY:** Megan Mainer, Director of Parks & Recreation

**AGENDA CONTENT:** Discussion and possible action on Angleton Better Living Corporation contingency fund projects for fiscal year 2022-2023.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** \$160,099.00      **FUNDS REQUESTED:** TBD

**FUND:** 40-506-520

### EXECUTIVE SUMMARY:

On June 6, Angleton Better Living Corporation met and discussed Angleton Recreation Center projects for fiscal year 2022-2023. The Angleton Better Living Corporation provided direction to pursue design development for Freedom Park passive trail (\$64,638) on the northern tract of Freedom Park and utilize remaining contingency funds to address deficiencies at the Angleton Recreation Center, specifically the top five priorities. Priorities include:

1. Lighting - Gym
2. Lighting - Facility
3. Restroom and locker room plumbing fixture repairs/replacement
4. Restroom Partition Rehab
5. Ceiling Tile Update/Refresh throughout
6. Gym Floor Replacement
7. Paint and Patch Drywall throughout
8. Natatorium Deck Re-surfacing
9. Natatorium Overhead Door Repairs
10. Natatorium Exit Signage and Electrical
11. Natatorium Lighting
12. Natatorium Painting
13. Natatorium Play Structure Paint Refresh

The following quotes have been collected by area:

- **Aerobics Room**
  - Lighting - \$4,000 - \$25,270.71 (Priority 2)
  - Flooring - TBD
  - Ceiling Tiles - \$5,628 (Priority 5)

- Paint - TBD (plan to address with FY21-22 funds)
- Window Coverings - TBD
- AV/Sound - TBD
- Drop Down Curtain - TBD
- **Gym**
  - Lighting - \$30,000 - \$34,468.09 (Priority 1)
  - Flooring - TBD
  - Ceiling Tiles/different ceiling treatment - \$6620/TBD (Priority 5)
  - Paint - TBD
  - Wall pads - TBD
  - Bleachers - TBD
- **Weight Room**
  - Lighting - \$3,000
  - Flooring - TBD
  - Ceiling tiles - \$2,483 (Priority 5)
  - Paint - TBD
  - AV/Sound - TBD
  - Window tint/shade - TBD
- **Hallways**
  - Lighting - \$3,200-\$15,866.91 (Priority 2)
  - Flooring - \$25,400
  - Ceiling Tiles - \$2,648 (Priority 5)
- **Exterior**
  - Lighting - \$2000 - \$6242.08
- **Restrooms & Locker Rooms**
  - Lighting - \$5,000 - \$9,406 (Priority 2)
  - Flooring - \$83,876
  - Ceiling Tiles - \$2,438 (Priority 5)
  - Paint - TBD
  - Counters - TBD
  - Appliances - TBD
  - Partitions - \$48,967 (Priority 4)
  - Lockers - TBD
  - Shower Doors - TBD
- **Natatorium**
  - Lighting - \$26,570.29 (Priority 2)
  - Deck resurfacing - TBD
  - Exit Signage and electrical - TBD
  - Painting - TBD
  - Play structures - TBD
- **Office**
  - Lighting - \$3,000 - \$6,375.86 (Priority 2)
  - Ceiling Tiles - \$650 (Priority 5)
  - Paint - TBD
  - Flooring - TBD
- **Chemical Room**
  - Lighting - \$2,200 - \$4,020.83 (Priority 2)

**RECOMMENDATION:**

ABLC discuss Angleton Better Living Corporation contingency fund projects for fiscal year 2022-2023.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 10/3/2022

**PREPARED BY:** Megan Mainer, Director of Parks & Recreation

**AGENDA CONTENT:** Discussion and possible action on funding the land acquisition for Abigail Arias Park.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** \$0.00

**FUNDS REQUESTED:** TBD

**FUND:** 40-506-605

### EXECUTIVE SUMMARY:

On June 6, 2022, Angleton Better Living Corporation gave staff direction to expense the land acquisition for Abigail Arias Park in the amount of \$179,631 from the ABLC expense account 40-506-605.

Abigail Arias Park land acquisition needs to be reconciled before the end of the 2021-2022 fiscal year. Staff has come up with the following funding options to reconcile the land purchase:

**Option 1:** Split the land acquisition payment between the general fund, ABLC land acquisition fund, and parkland dedication funds amounting to about \$59,877.05 each.

**Option 2:** Split the land acquisition payment between the general fund and ABLC land acquisition fund amounting to \$89,815.57 each.

**Option 3:** Split the land acquisition payment between parkland dedication funds and ABLC land acquisition fund amounting to \$89,815.57 each.

There is a possibility that the contribution from the general fund in Option 1 and 2 could be reimbursed at a later date by another revenue source, the GLO Community Development Block Grant, if City Council and the GLO approve funds towards the land acquisition.

### RECOMMENDATION:

Staff recommends ABLC discuss and decide upon a funding option that reconciles the land acquisition for Abigail Arias Park within the 2021-2022 fiscal year.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 10/3/2022

**PREPARED BY:** Jason O'Mara, Director of Parks & Recreation

**AGENDA CONTENT:** Discussion and possible action on the number of family members included in Angleton Recreation Center family memberships.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** NA **FUNDS REQUESTED:** NA

**FUND:** NA

### EXECUTIVE SUMMARY:

On February 28, 2022, staff presented ABLC new membership package options for facility access to the Angleton Recreation Center. The original proposal helped reduced the number of membership options from 34 down to five by streamlining them into 3 categories (Monthly, Annual, and insurance subsidized senior memberships).

However, when rolling out the new membership structure on September 1, 2022, staff identified a need to discuss the current limitation placed on the family membership. Highlighted in the table below is the family membership descriptions that states a family membership allow up to six individuals from the same household. Although, no restriction is applied to the type of people in the household (kids, adults, grandparents, etc.), it does limit the total number of individuals allowed on the membership. However, the only available option to add additional people is for them to purchase a separate individual membership, or in some cases, another family membership. To better accommodate families, staff felt it was necessary to further evaluate and discuss potential solutions.

Current Membership Packages		
	Monthly (Draft)	Annual (Pre-Pay)
Individual Membership Individuals 12 yrs. & Up	\$ 35.00	\$ 350.00
Family Membership Up to 6 individuals from the same household	\$ 50.00	\$ 500.00
Silver Sneaker Membership Eligible individuals	Free Enrollment	
Silver and Fit Membership Eligible individuals	Free Enrollment	
Eligible Membership Discounts Seniors (60+), Active Military, First Responder	-\$10	-\$75

**Additional Person Reporting**

The following information represents the additional members usage over the previous two years according to our CivicRec data.

Additional Person Usage	
FY2020-2021	FY2021-2022
106 total individuals	100 total individuals
80 additional monthly 12 additional quarterly 4 additional semi-annual 10 additional annual	89 additional monthly 11 additional annual
Monthly Retention Breakdown	Monthly Retention Breakdown
1 month - 53 2-6 months - 22 6+ months - 5	1 month - 64 2-6 months - 20 6+ months - 5

**Additional Person Options**

After reviewing the current verbiage for family memberships and specific usage of the past two years, staff have determined two potential solutions to alleviate the need for secondary memberships on the same account.

Option 1: Remove the criteria that limits family membership capacity to six. Instead, allow unlimited individuals under the same household as long as they provided proper documentation that verifies residency at one address.

Options 2: Re-institute additional person add-on to family memberships only at a rate of \$15 per person monthly or \$150 per person annually.

**RECOMMENDATION:**

Staff recommends ABLC remove the criteria that limits family membership capacity to six for family memberships for the Angleton Recreation Center.

**RECOMMENDED MOTION:**

I move we remove the criteria that limits family membership capacity to six for family memberships for the Angleton Recreation Center.