



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, FEBRUARY 20, 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

### REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meetings of November 13, 2023, December 4, 2023, January 2, 2024, January 9, 2024, and February 13, 2024.
2. Discussion and possible action on park component priorities of the Active Recreation Area within the Freedom Park Master Plan.
3. Discussion and possible action on drainage improvement priorities in flood-prone areas in the City limits, which are beyond the responsibility of the Angleton Drainage District.
4. Discussion and possible action on the Angleton Better Living Corporation, Recreation division, and Angleton Recreation Center division YTD financial statements as of December 31, 2023.

## 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: Saturday, February 17, 2024, by 5:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/  
Michelle  
City Secretary

Michelle  
Perez,

Perez  
TRMC

*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.*





## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** 2/20/2024

**PREPARED BY:** Desiree Henson, Assistant City Secretary

**AGENDA CONTENT:** Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meetings of November 13, 2023, December 4, 2023, January 2, 2024, January 9, 2024, and February 13, 2024.

**AGENDA ITEM SECTION:** Regular Agenda

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**BUDGETED AMOUNT:** NA

**FUNDS REQUESTED:** NA

**FUND:** NA

**EXECUTIVE SUMMARY:**

Approve the minutes of the Angleton Better Living Corporation meeting of November 13, 2023, December 4, 2023, January 2, 2024, January 9, 2024, and February 13, 2024.

**RECOMMENDATION:**

Staff recommends ABLC approve the minutes of the Angleton Better Living Corporation meeting of November 13, 2023, December 4, 2023, January 2, 2024, January 9, 2024, and February 13, 2024.



**CITY OF ANGLETON**  
**ANGLETON BETTER LIVING CORPORATION MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**MONDAY, NOVEMBER 13, 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, NOVEMBER 13, 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, Chair Wright called the Angleton Better Living Corporation meeting to order at 5:30 P.M.

### PRESENT

Chair Wright  
 Director Travis Townsend  
 Director Johnny Voss  
 Director Rachel Ritter  
 Director Blaine Smith  
 Director William Jackson (5:45 P.M.)

### ABSENT

Director Jaime Moreno

### REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation meeting of October 16, 2023.

Upon a motion by Director Ritter and seconded by Director Townsend, Angleton Better Living Corporation approved the minutes of the Angleton Better Living Corporation meeting of the last meeting.

Upon an amended motion by Director Ritter and seconded by Director Townsend, Angleton Better Living Corporation approved the minutes of the Angleton Better Living Corporation meeting of October 16, 2023. The motion passed on a 5-0 vote. Director Moreno 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 October 31, 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 October 31, 2023 for the Angleton Better Living Corporation (ABLC), Recreation division, and Angleton Recreation Center division. ABLC has \$487,927.27 in total assets, \$487,927.27 in total liabilities & fund equity, \$1,849,485 in total revenue, and \$118,878.72 in revenue over expenditures. The Recreation division has \$31,584.14 in total assets, \$31,584.14 in total liabilities & fund equity, \$415,261.35 in total revenue, and \$40,874.17 in revenue over expenditures. The Angleton Recreation Center division has \$359,976.81 in total assets, \$359,976.81 in total liabilities & fund equity, (\$131,912.05) in total revenue, and (\$41,200.57) in revenue under expenditures.

No action was taken.

3. Discussion on Angleton Recreation Center staff retention plan.

The presentation was provided by Jason O'Mara, Assistant Director of Parks and Recreation. Mr. O'Mara stated that staff was directed to formulate a staff retention plan for the Angleton Recreation Center in July 2023, and they proposed a multiphase approach consisting of two phases to date. Phase one includes changing the full-time custodian to a full-time Member Services Assistant resulting in two full-time Member Services Assistants to reduce part time hours and associated expenses and increase administrative consistency and customer service with front desk operations including membership sales, rentals, program registration, public communication, and facility opening. Phase one also includes changing the name of the Head Front Desk positions to Facility Assistants, this position is expected to have oversight of the entire facility in the evening and on weekends rather than the front desk only. Savings from part-time wages and contract aerobic instruction allows the Angleton Recreation Center to contract out cleaning services. The City Manager has approved phase one of the Angleton Recreation Center retention plan and the Member Services Assistant job description has been updated, reviewed, and approved by the Human Resources department and that these two vacant positions are currently open for internal applicants. Phase two will consist of the following proposals: change part-time Facility Assistants to permanent part-time Facility Assistants to increase facility oversight consistency and customer service with front desk operations, facility maintenance, public communication, and facility closings, request one Member Services Specialist position, implement a step program and evaluations for incremental part-time increases. Other retention programs to be implemented this fiscal year and next year are to improve the onboarding process, provide training on modules throughout the six month probationary period where staff completes specific tasks, utilizes demos, and has homework to showcase understanding, implement shadowing and have new staff test on skills learned, institute routine Operation Manual review during in-service, institute routine Policy Manual/HR review during in-service, institute routine safety training during in-service, include part-time on departmental outings, include part-time on departmental team building activities, allow free Angleton Recreation Center memberships for part-time staff, implement an Angleton Recreation Center store with Rec Bucks allowing staff to cash in and buy city apparel or swag, consider implementing sales incentive or quarterly sales goals for an annual gift or recognition, institute

employee appreciation like meals during in-service, Employee of the Month program, and end of year swim party.

No action was taken. Director Jackson arrived during the presentation of this item.

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

The presentation was provided by Megan Mainer, Director of Parks and Recreation. Ms. Mainer stated that 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. 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. She stated that Burditt Consultants have provided an opinion of probable costs at low, medium, and high investment. 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 recommend a prefabricated bridge at Rancho Ditch that 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 Contech option consists of 35 years rust free guarantee for a galvanized bridge with a 100 year plus lifespan if maintained, a 10-year limited warranty, 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 feet, and plus or minus \$335 to \$470 per square foot depending on free span distances. She stated that the wood bridge option consists of 25 to 50 years lifespan with regular maintenance, minimal free span ability that requires longer span, on site construction, fully customizable, pedestrian bearing capacity (no small vehicles), and plus or minus \$120 per square foot. She stated that the total project costs with range for the prefabricated bridge options are; lowest investment is \$787,716, mid investment is \$1,102,631, and high investment is \$1,826,849.

No action was taken.

## PUBLIC HEARINGS AND ACTION ITEMS

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

Upon a motion by Director Townsend and seconded by Director Jackson, Angleton Better Living Corporation opened the public hearing at 6:15 P.M. The motion passed on a 6-0 vote. Director Moreno was absent.

There were no speakers in favor or against.

Upon a motion by Director Townsend and seconded by Director Jackson, Angleton Better Living Corporation closed the public hearing at 6:16 P.M. The motion passed on a 6-0 vote. Director Moreno was absent.

6. 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. Ms. Mainer stated that on April 10, 2023, staff discussed Capital Improvement Plan priorities with the Parks and Recreation Board. The Parks and Recreation Board noted the following top priorities: American with Disabilities Act items, soccer and field lighting at BG Peck Soccer Complex, park mowing equipment, Abigail Arias Park, and Freedom Park improvements. On April 17, 2023, staff discussed CIP priorities with the Angleton Better Living Corporation. The Angleton Better Living Corporation noted the following top priorities: soccer and field lighting at BG Peck Soccer Complex, raising the fields at BG Peck Soccer Complex, Abigail Arias Park if it includes a skate park and water feature, and Freedom Park improvements. Other project priorities include 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. Last fiscal year, the Angleton Better Living Corporation approved funding to rehabilitate Angleton ISD tennis courts on Downing Street (which was not complete until FY23-24), design development for Freedom Park Passive Area (which will not be complete until FY23-24), matching funds for the TxDOT Transportation Alternatives (TA) Grant for a Multimodal Transportation and Trails Master Plan (which we were not awarded), and BG Peck Soccer Complex Solar LED Lighting (Parking Lot). The Angleton Better Living Corporation will be responsible for completing all items already approved highlighted in gray. Additionally, staff has attached an updated Capital Improvement Plan based on the Parks and Recreation Board and Angleton Better Living Corporation input but did not include items that were not listed as Fiscal Year 2023-2024 priorities based on the Parks & Recreation Master and Strategic Plan.

No action was taken.

7. Discussion and possible action on debt issuance for designated projects for the Angleton Better Living Corporation for fiscal year 2023-2024.

The Angleton Better Living Corporation continued discussion and specified debt issuance parameters based on the designated projects discussed in item no. 6 for the Angleton Better Living Corporation for fiscal year 2023-2024 to determine if debt issuance is the path forward to execute project needs.

Upon a motion by Director Townsend and seconded by Director Voss, Angleton Better Living Corporation approved to issue debt, not to exceed \$4,000,000, for 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 and allocate \$2,000,000 to Abigail Arias Park, \$900,000 to Freedom Park, \$500,000 to Angleton Recreation Center, \$250,000 to BG Peck Soccer Complex, and \$350,000 to drainage improvements. The motion passed on a 5-1 vote with Director Ritter opposed. Director Moreno was absent.

Chair Wright asked Angleton Better Living Corporation if there were any changes to item no. 6 after discussing item no. 7 and there were not any changes stated.

## ADJOURNMENT

The meeting was adjourned at 7:25 P.M.

These minutes were approved by Angleton Better Living Corporation on this the 20<sup>th</sup> day of February 2024.

CITY OF ANGLETON, TEXAS

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John Wright  
Chair

ATTEST:

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Michelle Perez, TRMC  
City Secretary



**CITY OF ANGLETON**  
**ANGLETON BETTER LIVING CORPORATION MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**MONDAY, DECEMBER 04, 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, DECEMBER 4, 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, Chair Wright called the Angleton Better Living Corporation meeting to order at 5:35 P.M.

#### PRESENT

Chair Wright  
 Director Travis Townsend  
 Director Johnny Voss  
 Director Blaine Smith  
 Director William Jackson

#### ABSENT

Director Rachel Ritter  
 Director Jaime Moreno

#### REGULAR AGENDA

1. Discussion and possible action to authorize the publication of Angleton Better Living Corporation notice of public hearing meetings on Tuesday, January 2, 2024 and Tuesday, January 9, 2024, regarding the following: (i) the construction, acquisition, renovation, and improvement of parks and recreational 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.

Megan Mainer, Director of Parks and Recreation, stated that on November 13, 2023, the Angleton Better Living Corporation discussed debt issuance regarding the following: (i) the construction, acquisition, renovation, and improvement of parks and recreational 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. Angleton Better Living Corporation is required to hold two public hearings and publish a notice of public hearings for three

consecutive weeks before approving debt issuance for designated projects. Staff has arranged for the notice of public hearings on Tuesday, December 5, 12, and 19, 2023.

Upon a motion by Director Townsend and seconded by Director Jackson, Angleton Better Living Corporation approved the publication of Angleton Better Living Corporation notice of public hearing meetings on Tuesday, January 2, 2024 and Tuesday, January 9, 2024, regarding the following: (i) the construction, acquisition, renovation, and improvement of parks and recreational 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. The motion passed on a 5-0 vote. Director Ritter and Director Moreno were absent.

## ADJOURNMENT

The meeting was adjourned at 5:39 P.M.

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

CITY OF ANGLETON, TEXAS

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John Wright  
Chair

ATTEST:

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Michelle Perez, TRMC  
City Secretary





**CITY OF ANGLETON**  
**ANGLETON BETTER LIVING CORPORATION MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**TUESDAY, JANUARY 09, 2024 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 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 (1<sup>st</sup> priority) and field grading/park drainage improvements (2<sup>nd</sup> 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 20<sup>th</sup> day of February 2024.

CITY OF ANGLETON, TEXAS

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John Wright  
Chair

ATTEST:

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Michelle Perez, TRMC  
City Secretary



**CITY OF ANGLETON**  
**ANGLETON BETTER LIVING CORPORATION MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**TUESDAY, JANUARY 02, 2024 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 TUESDAY, JANUARY 2, 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 5:30 P.M.

#### PRESENT

Chair Wright  
 Director Travis Townsend  
 Director Blaine Smith  
 Director William Jackson

#### ABSENT

Director Rachel Ritter  
 Director Jaime Moreno  
 Director Johnny Voss

#### 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 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 (1<sup>st</sup> priority) and field grading/park drainage improvements (2<sup>nd</sup> 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. She stated that the Angleton Soccer Club President has noted that the Angleton Soccer Club's priority is field drainage to at least address two to four fields of different sizes as soon as possible and lighting is the second priority. She also 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.

No action was taken.

## **PUBLIC HEARING**

2. 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 5:36 P.M. The motion passed on a 4-0 vote. Director Ritter, Director Moreno, and Director Voss were absent.

Chad Timmons with the Angleton Soccer Club stated on the Soccer Club's behalf that their biggest concern at BG Peck Soccer Complex is the drainage. He also stated that if the Angleton Soccer Club had to choose between improving the drainage or lights, they would choose to improve drainage.

Angleton Better Living Corporation directors and staff discussed grading and drainage at Angleton Soccer Complex, the amenities, programming, timeline, and soliciting corporate interest for Abigail Arias Park, and design and construction of a new field, additional storage, and accessible pathways for Freedom Park. Director Townsend suggested speaking to the school district about a partnership for design, construction, and use of the proposed field at Freedom Park. Directors and staff discussed updating natatorium components and various improvements needed at the Angleton Recreation Center and drainage issues that need attention in the City. Director Townsend requested that Public Works address them in the future with a list of drainage priorities.

Upon a motion by Director Townsend and seconded by Director Jackson, Angleton Better Living Corporation closed the public hearing at 6:25 P.M. The motion passed on a 4-0 vote. Director Ritter, Director Moreno, and Director Voss were absent.

## **ADJOURNMENT**

The meeting was adjourned at 6:26 P.M.

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

CITY OF ANGLETON, TEXAS

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John Wright  
Chair

ATTEST:

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Michelle Perez, TRMC  
City Secretary





**CITY OF ANGLETON**  
**ANGLETON BETTER LIVING CORPORATION MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**TUESDAY, FEBRUARY 13, 2024 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 TUESDAY, FEBRUARY 13, 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 5:30 P.M.

#### PRESENT

Chair Wright  
 Director Travis Townsend  
 Director Blaine Smith  
 Director Johnny Voss  
 Director Rachel Ritter

#### ABSENT

Director Jaime Moreno  
 Director William Jackson

#### REGULAR AGENDA

1. Discussion and possible action to approve Resolution No. 20240213-001; a resolution by the Angleton Better Living Corporation approving an agreement with the City Council of the City of Angleton, Texas regarding the construction of city park and drainage improvements and authorizing the chairman as the designated representative of the corporation to execute such agreement; and approving other matters incidental thereto.

**Megan Mainer, Director of Parks and Recreation, stated that on Monday, November 13, 2023, the Angleton Better Living Corporation 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 (1<sup>st</sup> priority) and field grading/park drainage improvements (2<sup>nd</sup> 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 designated) 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. On Monday, January 2, 2024 and Monday, January 9, 2024, Angleton Better Living Corporation met to discuss the designation of approved projects for the Angleton Better Living Corporation for 2024 debt issuance for \$4,000,000 and held a public hearing. On Tuesday, January 23, 2024, City Council approved a resolution to authorize the publication of Notice of Intention to issue certificates of obligation and approving other matters incidental thereto. Angleton City Secretary’s office published the Notice of Intention to issue certificates of obligation in the local newspaper, The Facts, on January 26, 2024 and February 2, 2024. Staff is working with Joe Morrow and the City’s bond counsel, Bracewell LLP, to complete all documents necessary for required including public hearings public notices, resolutions, agreements, and ordinances.

Upon a motion by Director Voss and seconded by Director Smith, Angleton Better Living Corporation approved Resolution No. 20240213-001 approving an agreement with the City Council of the City of Angleton, Texas regarding the construction of city park and drainage improvements and authorizing the chairman as the designated representative of the corporation to execute such agreement; and approving other matters incidental thereto. The motion passed on a 5-0 vote. Director Moreno and Director Jackson were absent.

**ADJOURNMENT**

The meeting was adjourned at 5:34 P.M.

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

CITY OF ANGLETON, TEXAS

\_\_\_\_\_  
John Wright  
Chair

ATTEST:

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



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 2/20/2024

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

**AGENDA CONTENT:** Discussion and possible action on park component priorities of the Active Recreation Area within the Freedom Park Master Plan.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** \$900,000.00

**FUNDS REQUESTED:** \$0

**FUND:** TBD

### EXECUTIVE SUMMARY:

On Monday, November 13 ABLC approved the following projects for a \$4M bond:

- Abigail Arias Park development \$2M
- Freedom Park improvements \$900K
- Angleton Recreation Center (maintenance improvements and master plan) \$500K
- BG Peck Soccer Complex lights (1<sup>st</sup> priority) and field grading/park drainage improvements (2<sup>nd</sup> priority) \$250K
- 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 designated) \$350K
- 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 (this is a general item/verbiage ABLC agreed to add so that if we had remaining funds we could allocate them to other projects mentioned in this item) \$TBD

Enclosed in the agenda packet is a visual and original breakdown of amenities, the updated opinion of probable costs (OPC) of core components like the 352' field, as well as the Freedom Park Master Plan.

You'll notice the following amenities are outlined:

- Parking & parking lot lighting
- 325' baseball field
- Covered batting cages
- Baseball core shade

- Concession updates
- Large Pavilion
- Storage shed
- Sidewalks
- Small playground
- Granite plaza
- Trails
- Signage
- Furnishings
- Landscape plantings

Staff invited representatives from Angleton Little League to attend the Parks & Recreation Board meeting on Monday, February 12, 2024 to discuss park component priorities for the association. Robert Martin, Angleton Little League President, attended the meeting and identified the following park components as the top priorities:

1. 325' baseball field
2. Covered batting cages
3. Concession and storage updates
4. Additional storage building

Staff recommends the City proceed with design development and construction documents for the entire Active Recreation Area, collect bids for itemized pricing, and construct priority park components with funds allocated for the project.

**RECOMMENDATION:**

Staff recommends the Angleton Better Living Corporation review the enclosed documents, authorize staff to proceed with design development, bidding, and construction administration of Freedom Park Active Area, and specify a priority listing of park components to be constructed once bids are received.



# FREEDOM PARK | FINAL MASTER PLAN

## ZONE MAP



## CONCEPT PLAN



### Opinion of Probable Costs

Item / Description	Total Costs
<b>Site</b>	<b>\$2,575,223.04</b>
Site Finish Grade	\$11,000.00
Tree Preservation/Protection	
<b>Parking</b>	<b>\$199,000.00</b>
Pavement (parking lot and driveways, 6" conc fly ash/lime)	
Curb	
Stripping & Signage	
Parking Lot Lighting - single arm/fixture	
<b>Structures</b>	<b>\$1,240,000.00</b>
325' baseball field	
Covered Batting Cages	
Baseball Core Shade	
Large Pavilion	
Concession Upgrades	
Storage Shed	
<b>Play Amenities/Hardscapes</b>	<b>\$449,750.00</b>
Sidewalks	
Playground Small with fencing	
Granite Plaza	
Trails	
Signage - Wayfinding	
Furnishings	
<b>Landscape</b>	<b>\$81,190.80</b>
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Mulch - Forested areas	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
<b>Subtotal</b>	<b>\$1,980,940.80</b>
<b>Contractor's OH/Markup</b>	<b>\$495,235.20</b>
<b>Contingency</b>	<b>\$99,047.04</b>

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## INSPIRATION IMAGES



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## ACTIVE RECREATION ZONE



OPINION OF PROBABLE COSTS (SCHEMATIC DESIGN)  
ACTIVE RECREATION - BASEBALL FIELD

#	Item / Description	Qty	Unit	Unit Rate	Range		
					-10% Low	Subtotal	+10% High
<b>1</b>	<b>General Requirements</b>				\$ 49,005	\$ 54,450	\$ 59,895
1.1	Mobilization, Demobilization & Maintenance	1	allow	\$ 18,000	\$ 17,820	\$ 19,800	\$ 21,780
1.2	Bonds & Insurance	1	allow	\$ 27,000	\$ 26,730	\$ 29,700	\$ 32,670
1.3	Traffic Control, Surveying, Safety Plan	1	allow	\$ 4,500	\$ 4,455	\$ 4,950	\$ 5,445
<b>2</b>	<b>Demolition/Preservation</b>				\$ 4,455	\$ 4,950	\$ 5,445
2.1	Demolition, Clearing & Tree Removal	1	allow	\$ 4,500	\$ 4,455	\$ 4,950	\$ 5,445
<b>3</b>	<b>Grading Drainage &amp; Utilities</b>				\$ 4,455	\$ 4,950	\$ 5,445
3.1	Mass Grading, Site Work & Erosion Control	1	allow	\$ 4,500	\$ 4,455	\$ 4,950	\$ 5,445
<b>4</b>	<b>Site Paving Infrastructure</b>				\$ -	\$ -	\$ -
<b>5</b>	<b>Site Lighting</b>				\$ 267,300	\$ 297,000	\$ 326,700
5.1	Diamond Field Lighting	6	ea	\$ 45,000	\$ 267,300	\$ 297,000	\$ 326,700
<b>6</b>	<b>Architecture</b>				\$ 252,747	\$ 280,830	\$ 308,913
6.1	Covered Dugout	2	ea	\$ 59,500	\$ 117,810	\$ 130,900	\$ 143,990
6.2	Covered Spectator Seating	1	ea	\$ 136,300	\$ 134,937	\$ 149,930	\$ 164,923
<b>7</b>	<b>Site Paving &amp; Hardscapes</b>				\$ 8,593	\$ 9,548	\$ 10,503
7.1	Concrete Pathways	1,400	sf	\$ 6.20	\$ 8,593	\$ 9,548	\$ 10,503
<b>8</b>	<b>Sports Fields/Courts</b>				\$ 353,439	\$ 392,710	\$ 431,981
8.1	Baseball Fields (325')	1	ea	\$ 357,009	\$ 353,439	\$ 392,710	\$ 431,981
<b>9</b>	<b>Site Furnishings</b>				\$ -	\$ -	\$ -
<b>10</b>	<b>Playground Furnishings</b>				\$ -	\$ -	\$ -
<b>11</b>	<b>Softcapes</b>				\$ 3,168	\$ 3,520	\$ 3,872
11.1	Hydroseed (1 acres)	1	allow	\$ 3,200	\$ 3,168	\$ 3,520	\$ 3,872
<b>Subtotal</b>					\$ 943,162	\$ 1,047,958	\$ 1,152,754
<b>General Conditions</b>		1	allow	7.5%	\$ 70,737	\$ 78,597	\$ 86,457
<b>Design Contingency</b>		1	allow	5%	\$ 50,695	\$ 56,328	\$ 61,961
<b>Total Project Cost with Range</b>					\$ 1,064,594	\$ 1,182,882	\$ 1,301,171
<b>Escalation</b>		1	allow	4.5%	\$ 47,906.74	\$ 53,229.71	\$ 58,552.68

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<b>ALT</b>	<b>Sports Fields/Courts (TURF)</b>				\$ 482,617	\$ 536,241	\$ 589,865
ALT.1	Baseball Fields (325')	1	ea	\$ 318,670	\$ 315,483	\$ 350,537	\$ 385,591
ALT.2	Turf Diamond/Infield	1	allow	\$ 168,822	\$ 167,134	\$ 185,704	\$ 204,275



# ANGLETON FREEDOM PARK

## FINAL MASTER PLAN

PREPARED BY BURDITT  
August 26, 2021

**BURDITT**  
LandPlace

THE HEART OF BRAZORIA COUNTY  
**ANGLETON**



# FREEDOM PARK | FINAL MASTER PLAN

## PROGRAM SUMMARY:

### Passive Recreation Zone (Detention Enhancements)

- Wet Detention
- Enhanced Dry Detention
- Nature Trails (0.89 MI)
- Accessible Loop Trail (0.65 MI)
- Pedestrian Bridge (100 FT)
- Educational Signage
- Beach
- Open/ Natural Spaces
- Wetland Edges
- Animal Habitat

### Trails Recreation Zone (Linear Park)

- Pedestrian Trails (0.92 MI)
- Trail Lighting
- Educational Signage
- Seating/Picnic Stations
- Shade Trees

### Family Recreation Zone

- Multi-Purpose Party Pavilion/Stage (40x40)
- Restrooms/Pavilion (30x60)
- Picnic Pavilion
- Splash Pad
- ADA Playground
- Family Gathering
- Picnic/Gathering
- Volleyball (2)
- Washers Station (2)

### Active Recreation Zone

- New Parking (+/-85)
- 325' Baseball Field
- Shaded Bleachers
- Field Storage (30x40)
- Small Playground
- Covered Batting Cages
- Gathering Plaza
- 200' Baseball Fields (2)



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LANDSCAPE ARCHITECT CLAUDIA T. WALKER, #2987  
08.26.21

## OVERALL MASTER PLAN



# FREEDOM PARK | FINAL MASTER PLAN



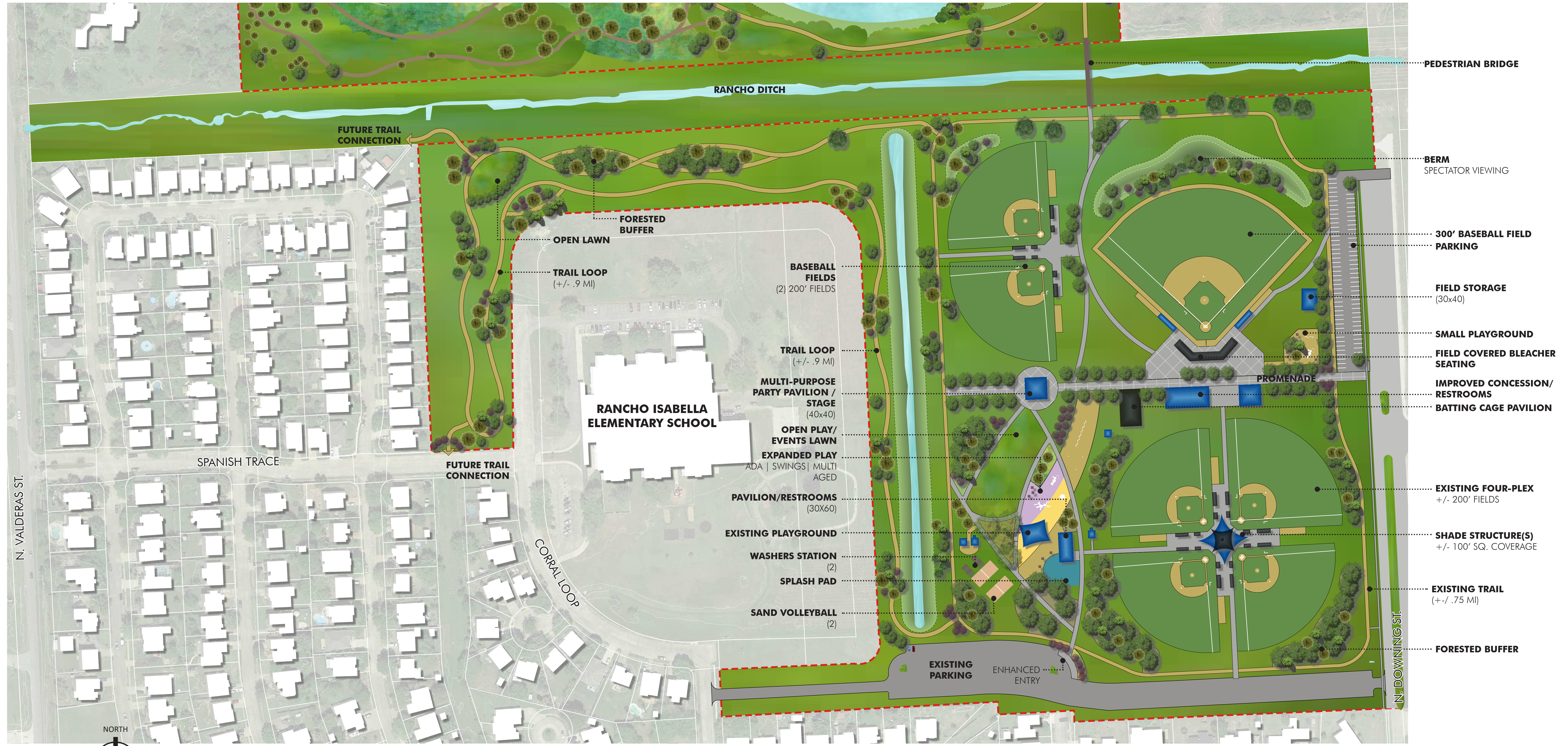
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 LANDSCAPE ARCHITECT CLAUDIA T. WALKER, #2987  
 08.26.21

## NORTH SIDE ENLARGED PLAN



# FREEDOM PARK | FINAL MASTER PLAN



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 LANDSCAPE ARCHITECT CLAUDIA T. WALKER, # 2087  
 08.26.21

## SOUTH SIDE ENLARGED PLAN



ARCHITECTURE • LANDSCAPE ARCHITECTURE • PLANNING

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 @burdittlandplace



# FREEDOM PARK | FINAL MASTER PLAN

## ZONE MAP



## CONCEPT PLAN



## INSPIRATION IMAGES



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Opinion of Probable Costs **\$559,643.50**

Item / Description	Total Costs
Site	\$10,000.00
Play Amenities/Hardscapes	\$387,600.00
Trails	
Mulch Trails	
Beach	
Pedestrian Bridge	
Signage - Wayfinding	
Furnishings	
Landscape	\$32,895.00
Reforestation	
Prairie	
Wetlands	
Landscape Beds, mulched	
Grass - Fine Grading, Seeded	
Subtotal	\$430,495.00
Contractor's OH/Markup	\$107,623.75
Contingency	\$21,524.75

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## PASSIVE RECREATION ZONE (DETENTION ENHANCEMENTS)

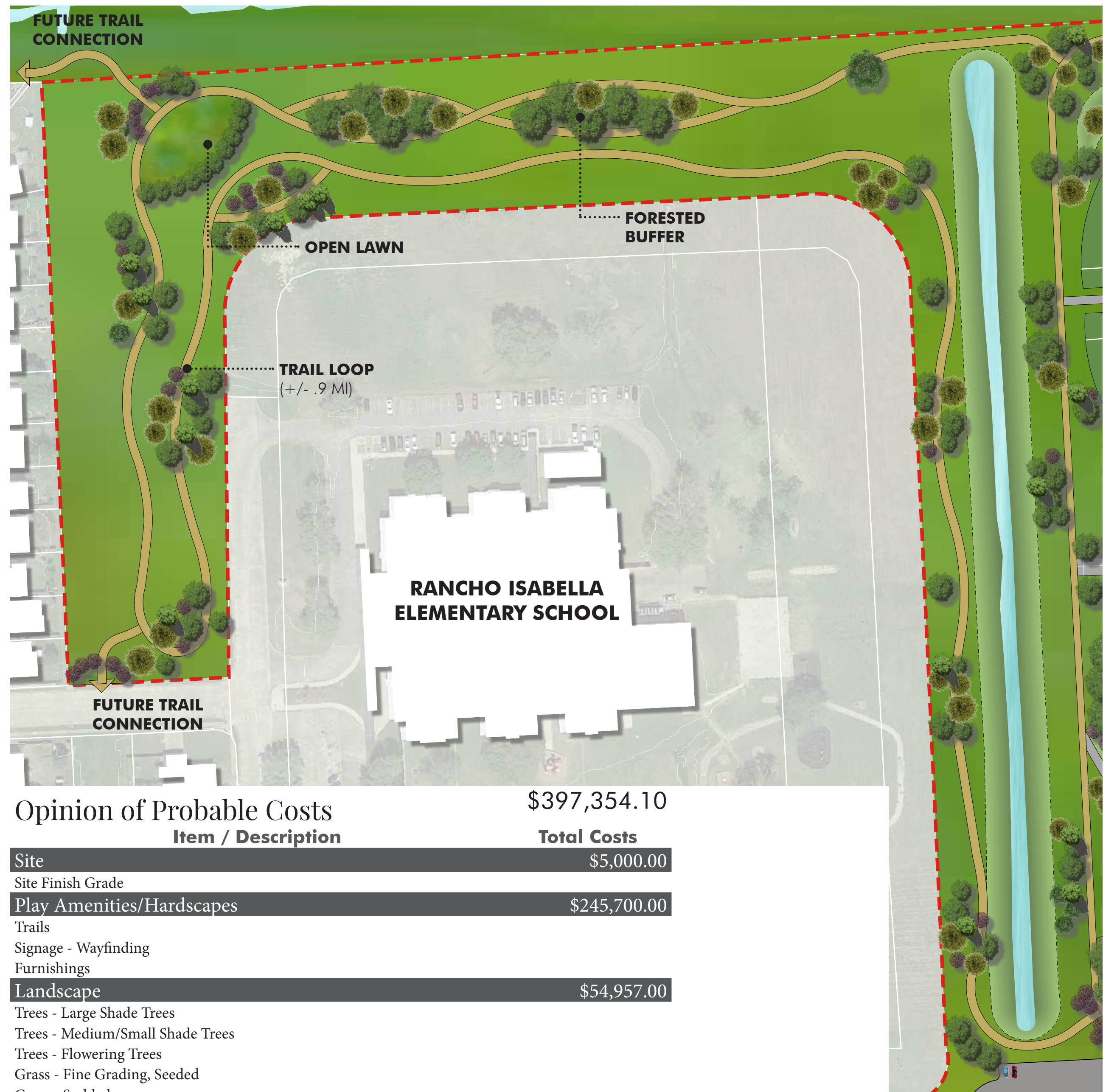


# FREEDOM PARK | FINAL MASTER PLAN

## ZONE MAP



## CONCEPT PLAN



Opinion of Probable Costs \$397,354.10

Item / Description	Total Costs
Site	\$5,000.00
Site Finish Grade	
Play Amenities/Hardscapes	\$245,700.00
Trails	
Signage - Wayfinding	
Furnishings	
Landscape	\$54,957.00
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
Subtotal	\$305,657.00
Contractor's OH/Markup	\$76,414.25
Contingency	\$15,282.85

## INSPIRATION IMAGES



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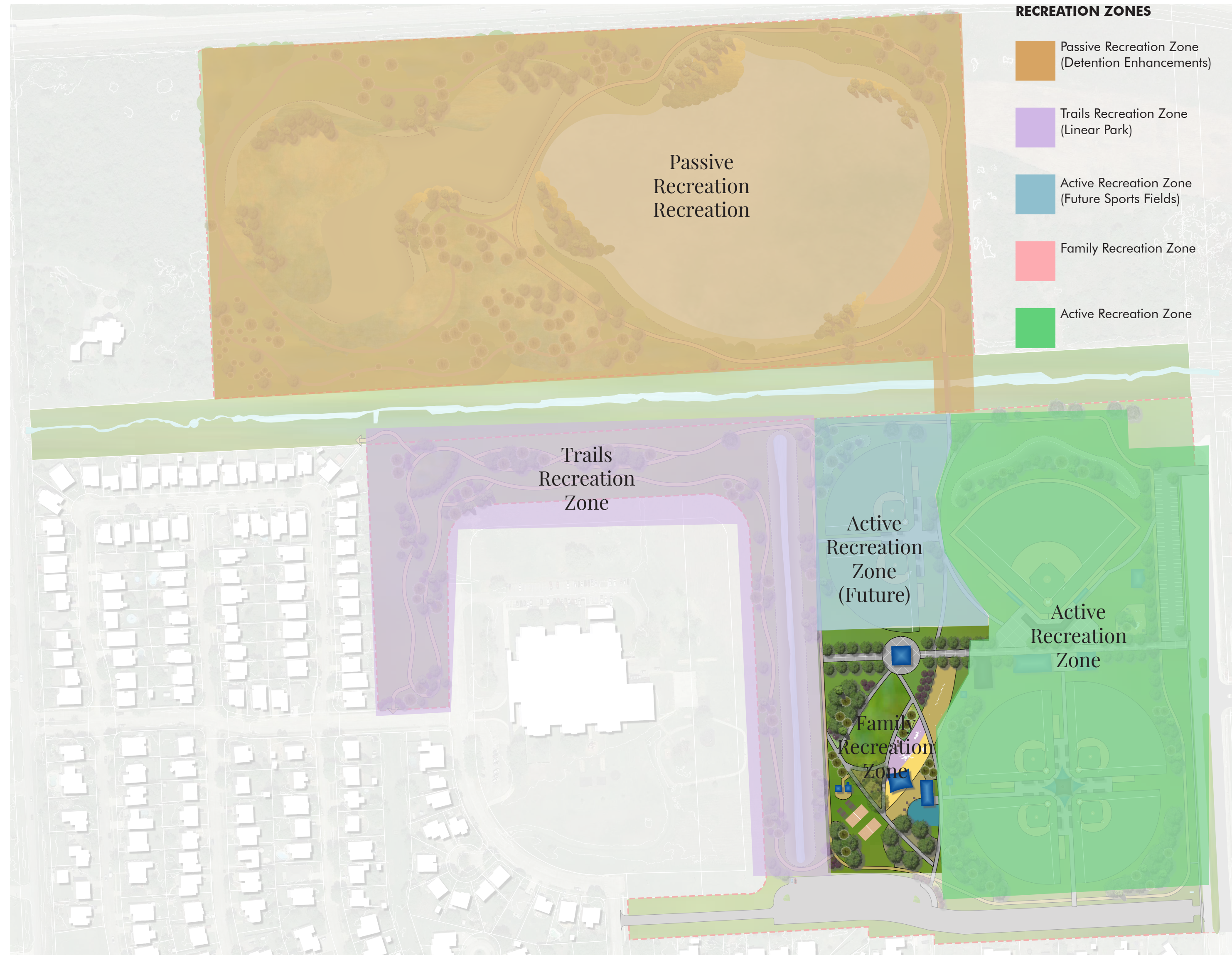
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## TRAILS RECREATION ZONE (LINEAR PARK)

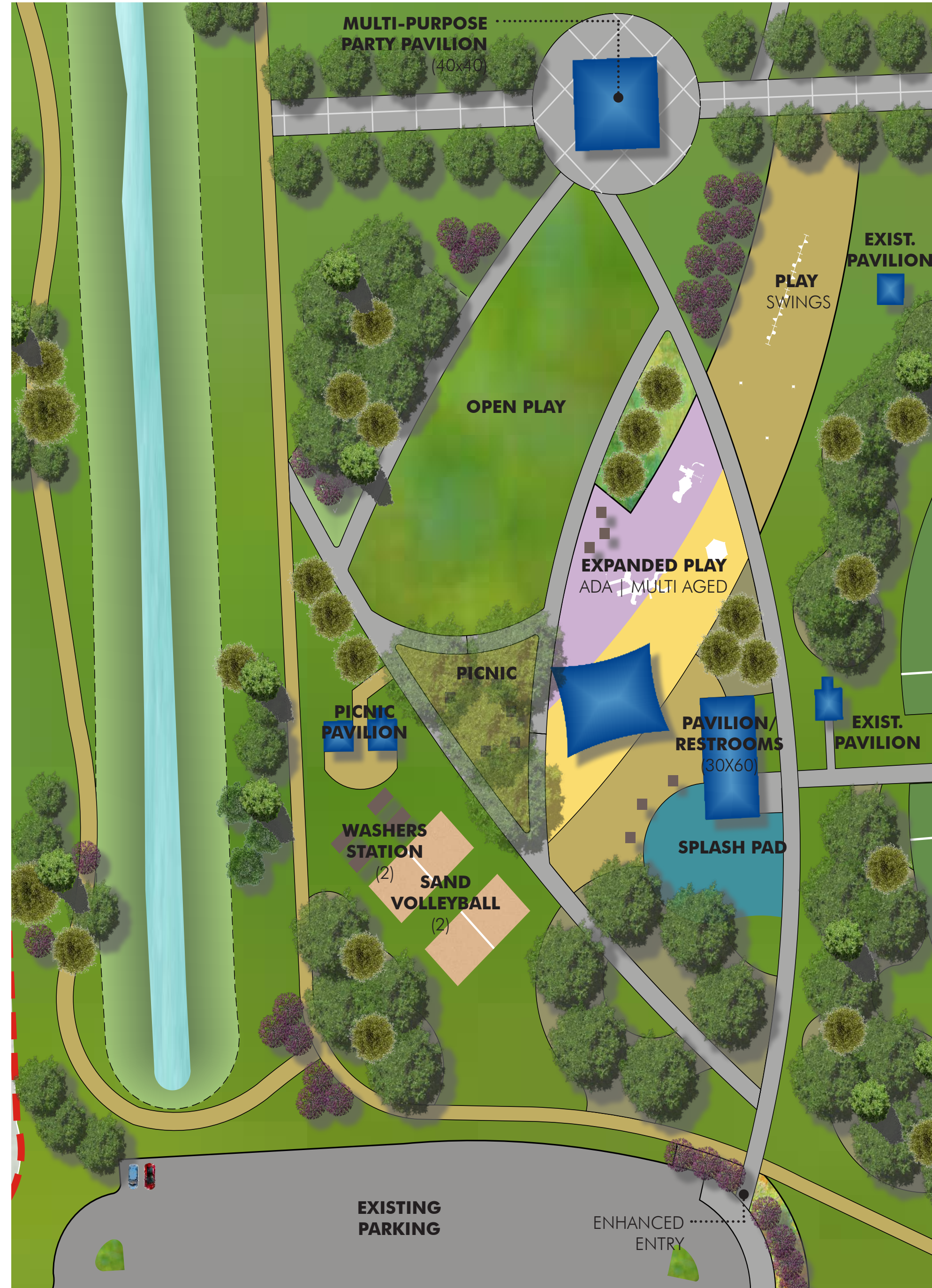


# FREEDOM PARK | FINAL MASTER PLAN

## ZONE MAP



## CONCEPT PLAN



Opinion of Probable Costs \$1,841,885.11

Item / Description	Total Costs
<b>Site</b>	<b>\$5,750.00</b>
Site Finish Grade	
Tree Preservation/Protection	
<b>Utilities</b>	<b>\$4,500.00</b>
Water Connection to splash / pavilion	
Electric Connection to pavilion	
<b>Structures</b>	<b>\$520,000.00</b>
Party Pavilion	
Pavilion-Restroom	
Picnic Shelter	
<b>Play Amenities/Hardscapes</b>	<b>\$818,500.00</b>
Sidewalks	
Playground	
Splash Pad	
Sand Volleyball Court/ washers	
Granite Plaza	
Furnishings	
<b>Landscape</b>	<b>\$68,084.70</b>
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Mulch - Forested areas	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
<b>Subtotal</b>	<b>\$1,416,834.70</b>
<b>Contractor's OH/Markup</b>	<b>\$354,208.68</b>
<b>Contingency</b>	<b>\$70,841.74</b>

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## FAMILY RECREATION ZONE



# FREEDOM PARK | FINAL MASTER PLAN

## ZONE MAP



## CONCEPT PLAN



Opinion of Probable Costs		\$1,100,604.70
Item / Description	Total Costs	
Site	\$6,350.00	
Site Finish Grade		
Tree Preservation/Protection		
Utilities	\$2,500.00	
Electric Connection		
Play Amenities/Hardscapes	\$811,375.00	
Sidewalks/Concrete		
200' Baseball Fields (2)		
Landscape	\$26,394.00	
Trees - Large Shade Trees		
Trees - Medium/Small Shade Trees		
Trees - Flowering Trees		
Grass - Fine Grading, Seeded		
Grass - Sodded		
Irrigation - Grass		
Irrigation - Trees		
Subtotal	\$846,619.00	
Contractor's OH/Markup	\$211,654.75	
Contingency	\$42,330.95	

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## ACTIVE RECREATION ZONE FUTURE SPORTS FIELDS



# FREEDOM PARK | FINAL MASTER PLAN

## ZONE MAP



## CONCEPT PLAN



## Opinion of Probable Costs \$2,575,223.04

Item / Description	Total Costs
<b>Site</b>	<b>\$11,000.00</b>
Site Finish Grade	
Tree Preservation/Protection	
<b>Parking</b>	<b>\$199,000.00</b>
Pavement (parking lot and driveways, 6" conc fly ash/lime)	
Curb	
Stripping & Signage	
Parking Lot Lighting - single arm/fixture	
<b>Structures</b>	<b>\$1,240,000.00</b>
325' baseball field	
Covered Batting Cages	
Baseball Core Shade	
Large Pavilion	
Concession Upgrades	
Storage Shed	
<b>Play Amenities/Hardscapes</b>	<b>\$449,750.00</b>
Sidewalks	
Playground Small with fencing	
Granite Plaza	
Trails	
Signage - Wayfinding	
Furnishings	
<b>Landscape</b>	<b>\$81,190.80</b>
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Mulch - Forested areas	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
<b>Subtotal</b>	<b>\$1,980,940.80</b>
<b>Contractor's OH/Markup</b>	<b>\$495,235.20</b>
<b>Contingency</b>	<b>\$99,047.04</b>

*Burditt Consultants has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Burditt Consultants cannot and does not guarantee that proposals, bids or actual construction will not vary from opinion of probable costs.*

## INSPIRATION IMAGES



**DISCLAIMER:** THIS INFORMATION PRESENTS AN ARTIST'S RENDERING OF SOME OF THE PROPOSED ELEMENTS OF THE CITY OF ANGLETON FREEDOM PARK. THIS RENDERING IS NOT INTENDED TO SHOW ALL ELEMENTS AND SOME OF THE ELEMENTS ON THIS RENDERING MAY NOT BE CONSTRUCTED AS SHOWN. NOTHING CONTAINED HEREIN SHALL BE CONSTRUED AS EITHER AN EXPRESSED OR IMPLIED REPRESENTATION OR WARRANTY.

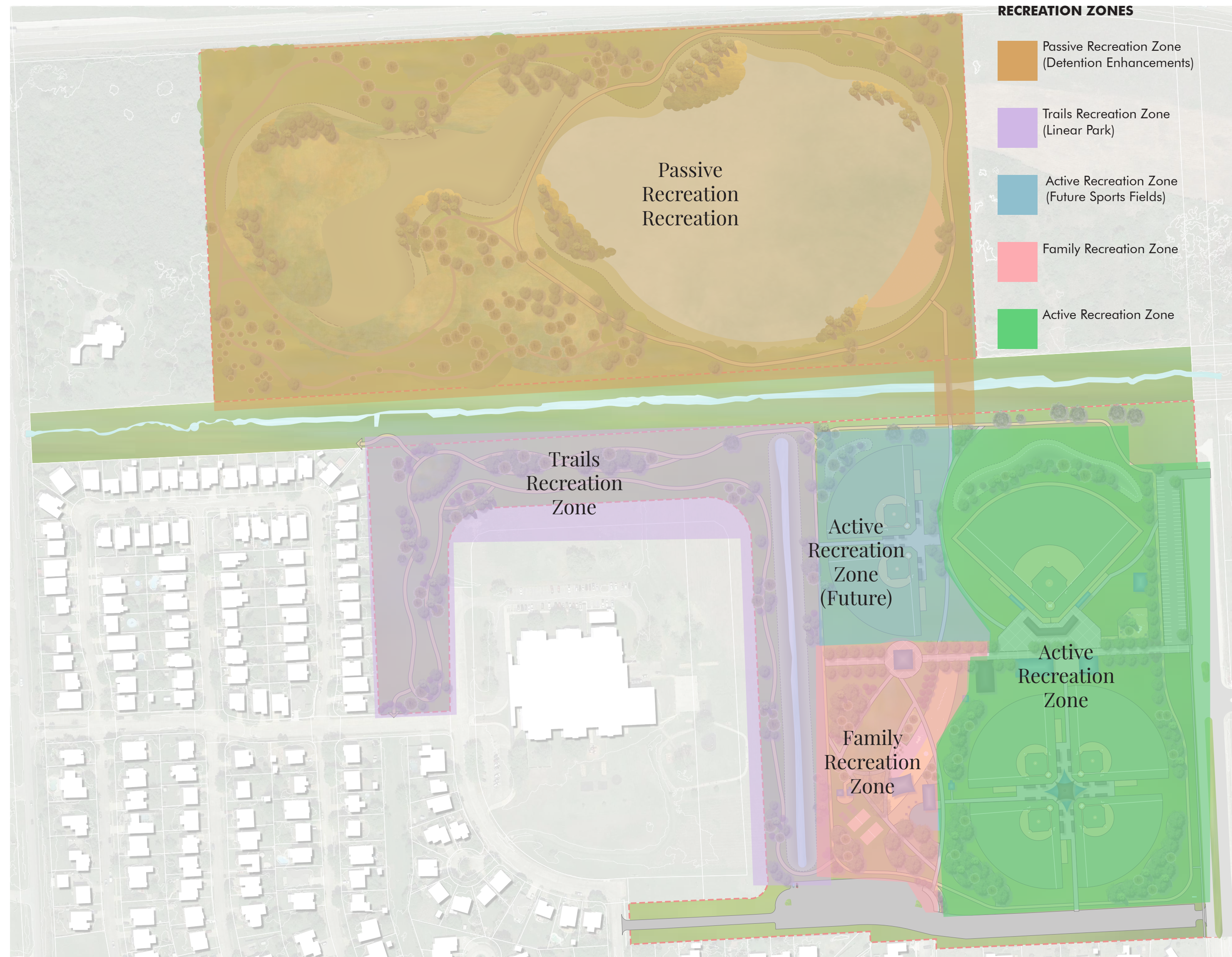
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT OR CONSTRUCTION PURPOSES. LANDSCAPE ARCHITECT CLAUDIA T. WALKER, #2987 08.26.21

## ACTIVE RECREATION ZONE



# FREEDOM PARK | FINAL MASTER PLAN

## ZONE MAP



## FREEDOM PARK MASTER PLAN PROPOSED BUDGET

Recreation Zones	Zoned Projected Construction Costs
<b>Total Projected Costs</b>	<b>\$6,474,710.45</b>
<b>Recreation Zone Breakdowns</b>	
Active Recreation (Future Fields)	\$1,100,604.70
Family Recreation	\$1,841,885.11
Active Recreation	\$2,575,223.04
Trails Recreation (Linear Park)	\$397,354.10
Passive Recreation (Detention Improvements)	\$559,643.50

## FREEDOM PARK MASTER PLAN PROJECTED O&M BUDGET

Freedom Park Maintenance Cost Estimate

Maintenance Task	Area	SF/Hour	Rate	Total Time (per)	Total Cost (Visit)	# of Visits	Total Annual Hours	Total Annual Cost
<b>Sports Field Maintenance</b>			\$ 180.00	30	\$ 900.00	91	574.00	\$ 17,220
Finish Cut Mowing	367,626	33,000						
Aerate		4 per year						
Fertilize		3 per year						
Weed Control		3 per season						
Overseeding		1 per year						
Skinned Area Repairs		1 per visit						
<b>General Park Maintenance</b>			\$ 80.00	45	\$ 1,275.00	156	1820.00	\$ 51,300
Common Area Mowing	1,565,115	51,750						
Landscape & Irrigation		Per Visit						
Restrooms & Trash		Per Visit						
Trail Maintenance (DG/Nat.)		Per Visit						
<b>Expendables</b>			\$ 1,060	3	\$ 1,060.00	105		\$ 4,120
Chemical, Materials, Etc		Annual Allowance						
Fuel		Per Visit						
General Maintenance		Per Visit						
<b>Total</b>								<b>\$ 72,640</b>

Annual FTE 1.197

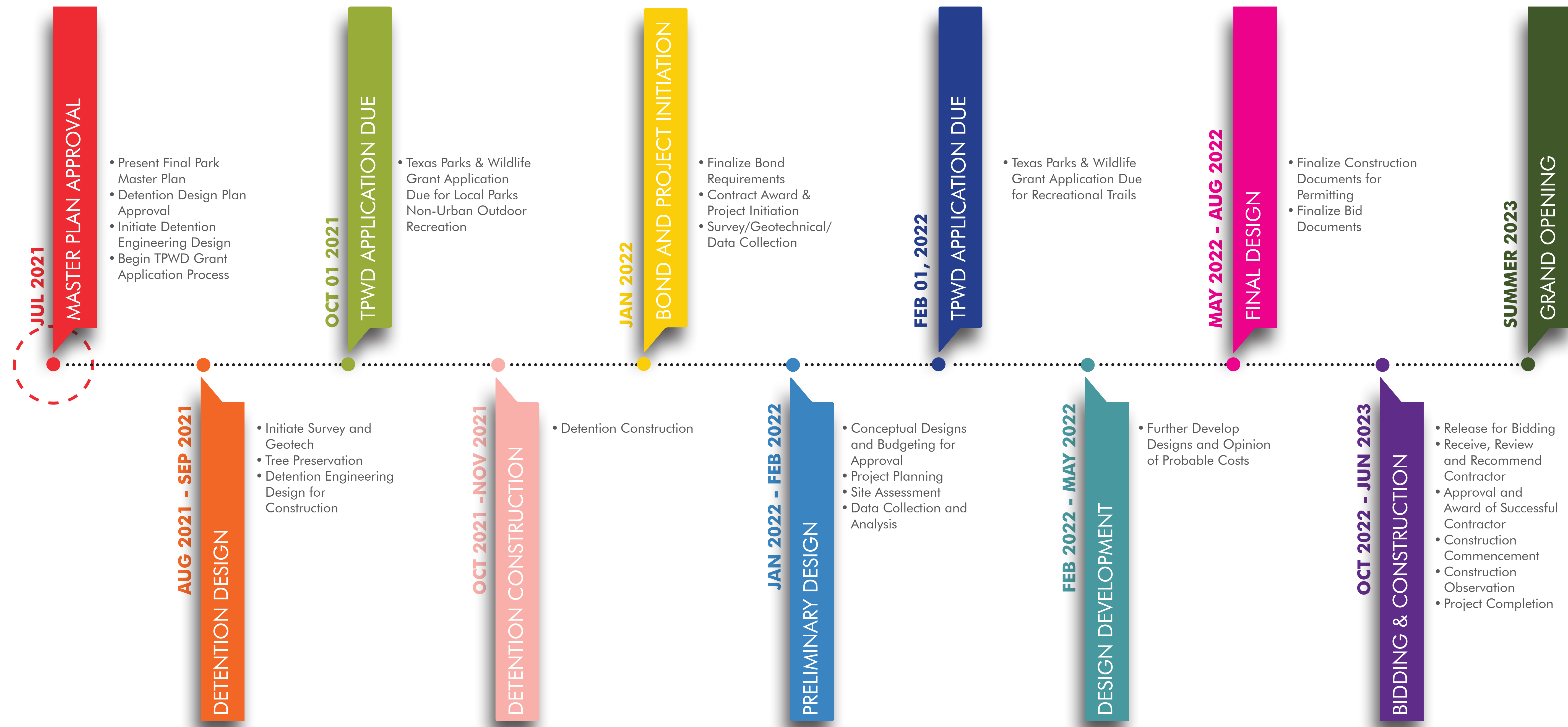
## OVERALL TOTAL PROJECTED COSTS

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# FREEDOM PARK | FINAL MASTER PLAN



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LANDSCAPE ARCHITECT CLAUDIA T. WALKER, #2987  
08.26.21

## PROJECTED PROJECT TIMELINE



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 2/20/2024

**PREPARED BY:** Hector Renteria, Director of Public Works and John Peterson, HDR Associate Vice President; Municipal Practice Lead

**AGENDA CONTENT:** Discussion and possible action on drainage improvement priorities in flood-prone areas in the City limits, which are beyond the responsibility of the Angleton Drainage District.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** \$900,000.00

**FUNDS REQUESTED:** \$0

**FUND:** TBD

### EXECUTIVE SUMMARY:

On Monday, November 13 ABLC approved the following projects for a \$4M bond:

- Abigail Arias Park development \$2M
- Freedom Park improvements \$900K
- Angleton Recreation Center (maintenance improvements and master plan) \$500K
- BG Peck Soccer Complex lights (1<sup>st</sup> priority) and field grading/park drainage improvements (2<sup>nd</sup> priority) \$250K
- 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 designated) \$350K
- 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 (this is a general item/verbiage ABLC agreed to add so that if we had remaining funds we could allocate them to other projects mentioned in this item) \$TBD

Historically, the Angleton Better Living Corporation has provided funding for improvements to the levy near the Angleton Wastewater Treatment Plant to aid in improved drainage for the city.

Per the request of the Angleton Better Living Corporation, staff has developed a listing of drainage improvement priorities and has included other ABLC-requested drainage improvement projects:

### 1. Texian Trail Drainage Improvements

The existing corrugated HDPE Storm sewer pipe is failing and is restricting flow which is causing flooding in that area that is approaching the existing homes. Also, the existing storm sewer pipe was installed outside of the recorded drainage easement on private property and is within 3 feet of a corner of an existing structure. City staff recommends this project be selected.

## **2. Meadowview Lane Drainage Improvements**

This is a repair to an old concrete storm sewer outfall in Brushy Bayou. It appears that the movement in the ground has caused the joint to open and is causing a sinkhole above the pipe from soil intrusion into the drainage system.

## **3. Laurie Lane Drainage Improvements**

This is a regrading and culvert cleaning project to increase capacity in the existing ditch. Elevations must be verified at the culvert at SH 288B and also at the railroad crossing to ensure that the existing ditch can be lowered.

## **4. Northview Drive Drainage Improvement**

The roadway's crown has settled causing water to spread outside of the gutter line onto the street. The existing drainage swale has silted in and requires regrading. Two options have been provided. Option 1 - is to remove and replace a portion of the existing roadway to reestablish the crown of the roadway and Option 2 - Is to use Uretek to slab jack the existing paving to reestablish the crow of the paving. Ditch regrading will occur on both options.

## **5. Rayburn Ridge**

This project will require a new outfall beginning at Brushy Bayou to provide the required depth to extend a drainage system to the intersection of Rayburn and Richland. Beginning at a new outfall new culverts and inlets will be installed in the existing ditch along Hospital Dr. The proposed storm sewer will turn south on Rayburn Ridge and continue to Richland Circle. Asphalt roadway point repairs and curb replacement will be required on Rayburn Ridge to install the new drainage system.

## **6. N. Remmington Dr.**

This project is to reduce normal maintenance of an existing ditch by installing slope paving.

Enclosed are pertinent supporting documents for the Angleton Better Living Corporation's review.

Staff recommends the Angleton Better Living Corporation proceed with Texian Trail drainage improvements with funds allocated for the project.

### **RECOMMENDATION:**

Staff recommends the Angleton Better Living Corporation review the enclosed documents and authorize staff to proceed with Texian Trail drainage improvement project with project funds designated.





PROP. 35 L.F.  
24" RCP

10- FEET WIDE  
POINT REPAIR

REMOVE AND REPLACE  
50 S.F. SIDEWALK

PROP. 255 L.F.  
30" RCP

REMOVE EXISTING  
STORM SEWER

PROP. PLUG

GROUT FILL 85 L.F. OF  
EXISTING 30" HDPE

PROP. 10 L.F.  
30" RCP

PROP. PLUG

PROP. STORM  
SEWER  
MANHOLE

REMOVE EXISTING  
STORM SEWER

REMOVE EXISTING STORM SEWER

PROP. STORM SEWER MANHOLE

PROP. 10 L.F.  
30" RCP

REMOVE AND REPLACE  
50 S.F. SIDEWALK

10- FEET WIDE  
POINT REPAIR

PROP. 45 L.F.  
30" RCP

REMOVE AND REPLACE  
50 S.F. SIDEWALK

REMOVE EXISTING  
STORM SEWER

PROP. 170 L.F.  
30" RCP

REMOVE EXISTING OUTFALL

PROP.  
OUTFALL

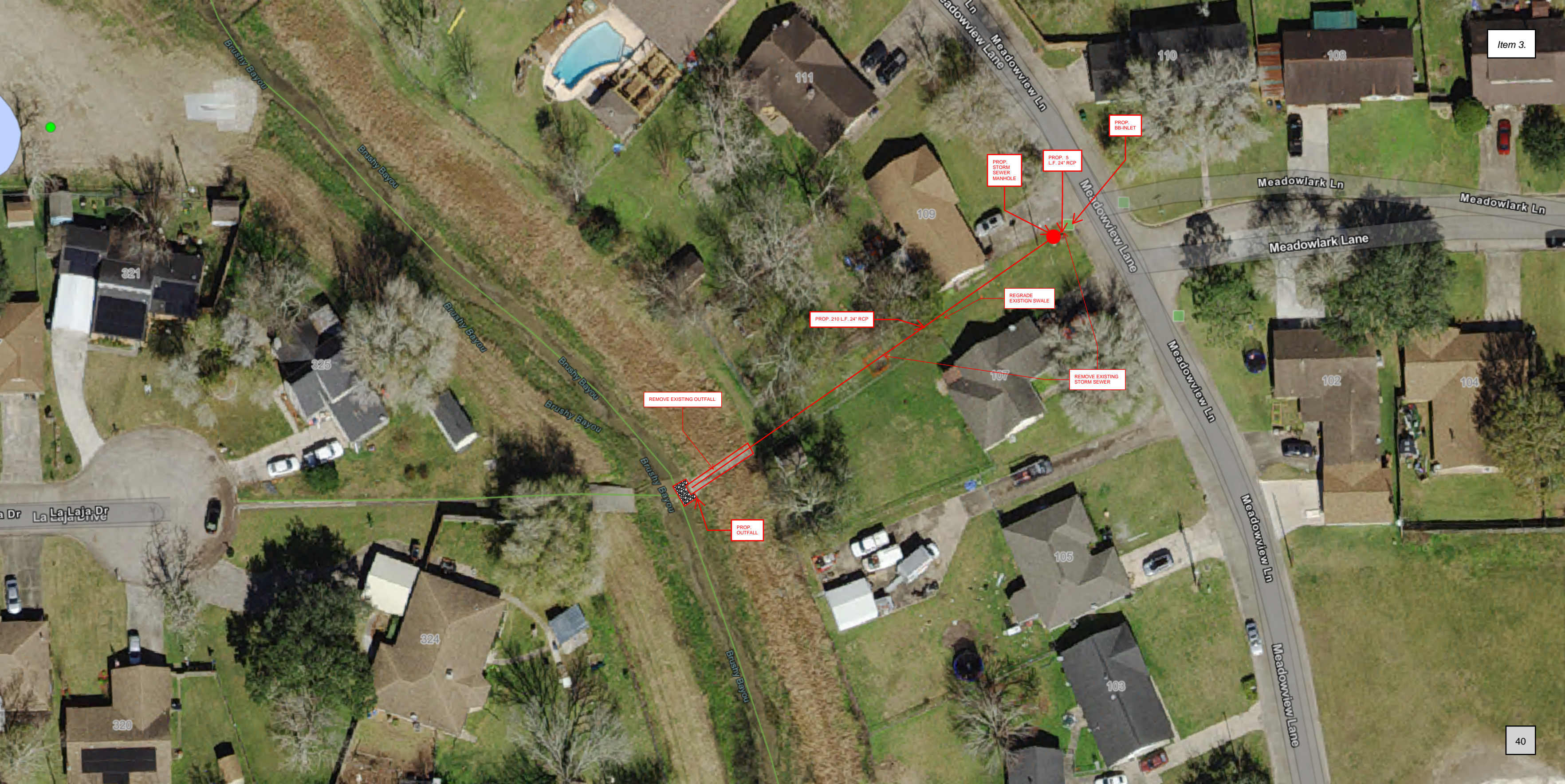


BUDGETARY COST FOR TEXIAN TRAIL					
CITY OF ANGLETON					
JANUARY, 2024					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL AMOUNT
1	Remove Storm Sewer Pipe Less Than or Equal to 30" Diameter, all depths	L.F.	430	\$ 20.00	\$ 8,600.00
2	Storm Sewer Brick Plug, per detail, more than 24" Diameter, 2 Rows, including Mortar and Grout, all depths	E.A.	2	\$ 1,330.00	\$ 2,660.00
3	Abandon and Grout-fill of existing Storm Sewer, including plugs, complete in place, the sum of:	L.F.	85	\$ 450.00	\$ 38,250.00
4	24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place the sum of:	L.F.	35	\$ 130.00	\$ 4,550.00
5	30" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place the sum of:	L.F.	490	\$ 160.00	\$ 78,400.00
6	Connect proposed storm sewer to existing Inlet with concrete collar, complete in place, the sum of:	E.A.	7	\$ 1,500.00	\$ 10,500.00
7	6' Diameter Precast Storm Sewer Manhole, complete in place,the sum of:	E.A.	2	\$ 9,000.00	\$ 18,000.00
8	Move Utility telecommunication facility,complete in place the sum of:	E.A.	2	\$ 800.00	\$ 1,600.00
9	Remove existing outfall, complete in place,the sum of:	S.F.	200	\$ 8.00	\$ 1,600.00
10	4" thick reinforced concrete paving including all toe walls per detail, complete in place,the sum of:	S.F	510	\$ 20.00	\$ 10,200.00
11	18" thick class B Riprap, complete in place,the sum of:	S.Y	35	\$ 165.00	\$ 5,775.00
12	Full rough 2x12x16 pressure treated timbers, complete in place,the sum of:	L.F.	28	\$ 108.00	\$ 3,024.00
13	Remove and replace 6-inch concrete curb, complete in place, the sum of:	LF	40	\$ 10.00	\$ 400.00
14	Remove existing sidewalk and replace with 4"-thick sidewalk, complete in place, the sum of:	S.F	150	\$ 15.00	\$ 2,250.00
15	Remove and replace full-depth concrete point repair, complete in place, the sum of:	SY	80	\$ 175.00	\$ 14,000.00
16	Trench safety for all storm sewer greater than 5' deep, including installation, operation and removal, complete in place, the sum of:	L.F.	525	\$ 2.00	\$ 1,050.00
17	Inlet Protection Barrier Type III (at Existing & Proposed Stage II Inlets), including maintenance and removal, complete in place the sum of:	E.A.	8	\$ 135.00	\$ 1,080.00
18	Remove and reset wooden split rail fence,cocomplete in place the sum of:	L.F.	350	\$ 50.00	\$ 17,500.00
19	Tree Removal,complete in place the sum of:	L.S	1	\$ 20,000.00	\$ 20,000.00
<b>SUB-TOTAL ITEMS</b>					<b>\$ 239,439.00</b>
<b>20% CONTINGENCY</b>					<b>\$ 47,900.00</b>
<b>5% MARKET VOLATILITY</b>					<b>\$ 12,000.00</b>
<b>TOTAL OPINION OF PROBABLE CONSTRUCTION COST</b>					<b>\$ 299,339.00</b>
<b>DESIGN, BID PHASE, CONSTRUCTION PHASE</b>					<b>\$ 59,867.80</b>
<b>TOPOGRAPHIC SURVEY SERVICES</b>					<b>\$ 4,500.00</b>
<b>GEOTECHNICAL SERVICES</b>					<b>\$ 2,600.00</b>
<b>STORMWATER POLLUTION PREVENTION SERVICES</b>					<b>\$ 5,000.00</b>
<b>TRAFFIC CONTROL SERVICES</b>					<b>\$ 8,000.00</b>
<b>TOTAL ENGINEERING FEES</b>					<b>\$ 79,967.80</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 379,306.80</b>

\*This estimate includes a 5% Market Volatility.

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Item 3.

PROP. STORM SEWER MANHOLE

PROP. 5 L.F. 24" RCP

PROP. BB-INLET

REGRADE EXISTING SWALE

PROP. 210 L.F. 24" RCP

REMOVE EXISTING STORM SEWER

REMOVE EXISTING OUTFALL

PROP. OUTFALL



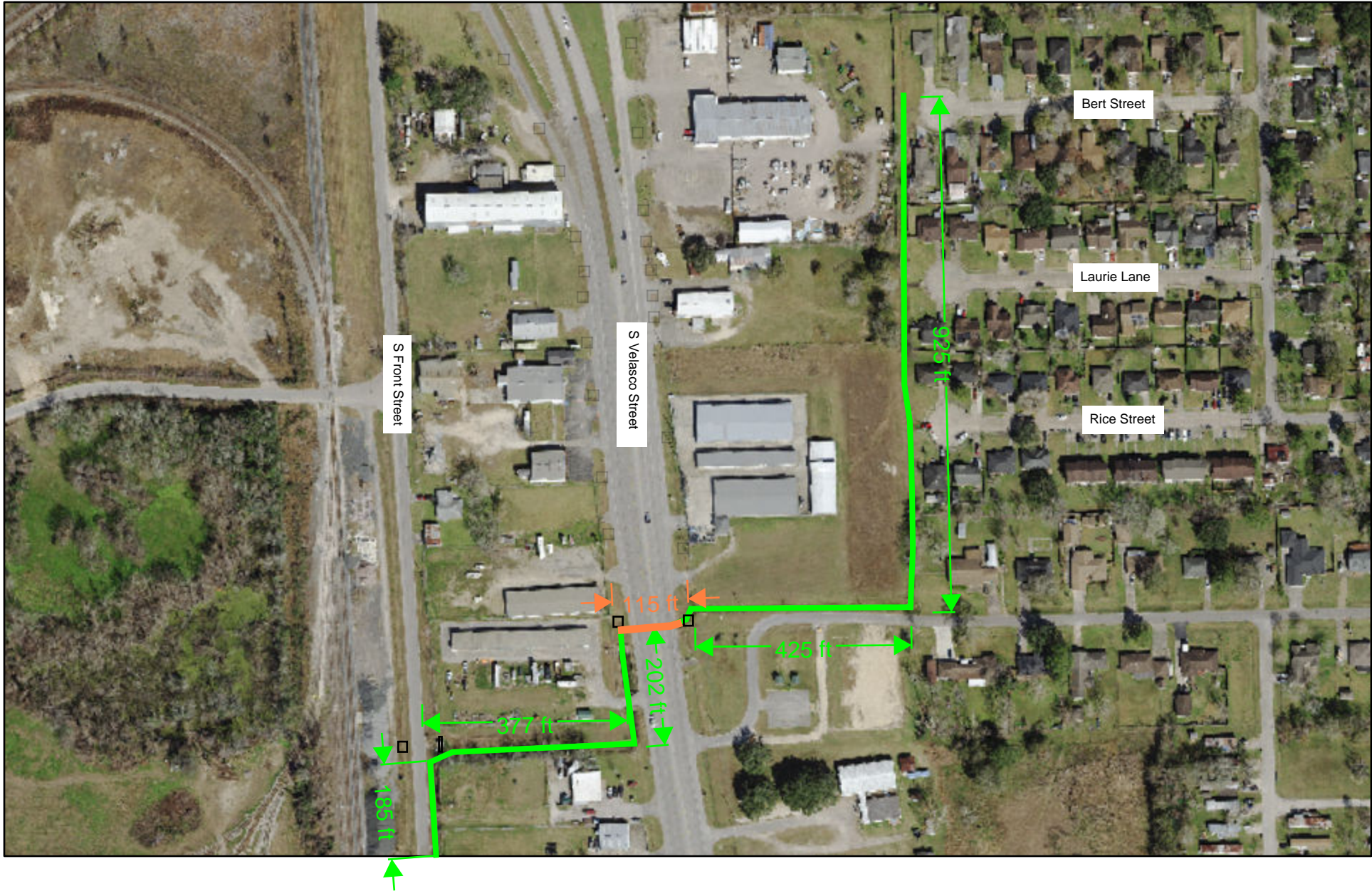
BUDGETARY COST FOR MEADOWVIEW LANE					
CITY OF ANGLETON					
JANUARY, 2024					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL AMOUNT
1	Remove Storm Sewer Pipe Less Than or Equal to 30" Diameter, all depths	L.F.	215	\$ 20.00	\$ 4,300.00
2	Remove and dispose of existing storm sewer manhole, including excavation and backfill, salvaging ring and cover and site restoration, complete in place the sum of:	E.A.	1	\$ 750.00	\$ 750.00
3	Remove and dispose of existing inlets, including excavation and backfill, salvaging frame and grate and site restoration, complete in place the sum of:	E.A.	1	\$ 550.00	\$ 550.00
4	24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place the sum of:	L.F.	215	\$ 156.00	\$ 33,540.00
5	5' Diameter Precast Storm Sewer Manhole, complete in place,the sum of:	E.A.	1	\$ 7,000.00	\$ 7,000.00
6	Type 'B-B' Storm Sewer Inlet, all depths, including solid plate, cement stabilized sand bedding and backfill, complete in place the sum of:	E.A.	1	\$ 5,500.00	\$ 5,500.00
7	Move Utility telecommunication facility,complete in place the sum of:	E.A.	1	\$ 800.00	\$ 800.00
8	Regrade swale,complete in place, the sum of:	L.F.	185	\$ 10.00	\$ 1,850.00
9	Remove existing outfall, complete in place,the sum of:	S.F.	315	\$ 8.00	\$ 2,520.00
10	4" thick reinforced concrete paving including all toe walls per detail	S.F.	510	\$ 20.00	\$ 10,200.00
11	18" thick class B Riprap,complete in place, the sum of:	S.Y	35	\$ 165.00	\$ 5,775.00
12	Full rough 2x12x16 pressure treated timbers,complete in place, the sum of:	L.F.	30	\$ 108.00	\$ 3,240.00
13	Trench safety for all storm sewer greater than 5' deep, including installation, operation and removal, complete in place, the sum of:	L.F.	1,000	\$ 2.00	\$ 2,000.00
14	Inlet Protection Barrier Type III (at Existing & Proposed Stage II Inlets), including maintenance and removal, complete in place the sum of:	E.A.	4	\$ 135.00	\$ 540.00
15	Brace, support, and protect utility structures as per Utility Company's requirements, complete in place, the sum of:	EA	1	\$ 1,000.00	\$ 1,000.00
16	Clearance prune tree, complete in place the sum of:	L.F.	35	\$ 400.00	\$ 14,000.00
SUB-TOTAL ITEMS					\$ 93,565.00
20% CONTINGENCY					\$ 18,800.00
5% MARKET VOLATILITY					\$ 4,700.00
<b>TOTAL OPINION OF PROBABLE CONSTRUCTION COST</b>					<b>\$ 117,065.00</b>
DESIGN, BID PHASE, CONSTRUCTION PHASE					\$ 35,119.50
TOPOGRAPHIC SURVEY SERVICES					\$ 2,250.00
GEOTECHNICAL SERVICES					\$ 3,250.00
STORMWATER POLLUTION PREVENTION SERVICES					\$ 5,000.00
TRAFFIC CONTROL SERVICES					\$ 8,000.00
<b>TOTAL ENGINEERING FEES</b>					<b>\$ 53,619.50</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 170,684.50</b>

\*This estimate includes a 5% Market Volatility.

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# Laurie Lane Ditch Regrading And Culvert Cleaning

Item 3.



-  Ditch Regrading
-  Culvert Cleaning



BUDGETARY COST FOR LAURIE LANE DITCH REGRADING AND CULVERT CLEANING					
CITY OF ANGLETON					
FEBRUARY, 2024					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL AMOUNT
1	Culvert cleaning to match proposed ditch flowline elevations including disposal of material removed, complete in place, the sum of:	L.F.	115	\$ 30.00	\$ 3,450.00
2	Ditch Regrading #2	LF	2,115	\$ 15.00	\$ 31,725.00
<b>SUB-TOTAL ITEMS</b>					<b>\$ 35,175.00</b>
<b>20% CONTINGENCY</b>					<b>\$ 7,100.00</b>
<b>5% MARKET VOLATILITY</b>					<b>\$ 1,800.00</b>
<b>TOTAL OPINION OF PROBABLE CONSTRUCTION COST</b>					<b>\$ 44,075.00</b>
<b>DESIGN, BID PHASE, CONSTRUCTION PHASE</b>					<b>\$ 11,018.75</b>
<b>TOPOGRAPHIC SURVEY SERVICES</b>					<b>\$ 19,035.00</b>
<b>STORMWATER POLLUTION PREVENTION SERVICES</b>					<b>\$ 5,000.00</b>
<b>TRAFFIC CONTROL SERVICES</b>					<b>\$ 8,000.00</b>
<b>TOTAL ENGINEERING FEES</b>					<b>\$ 43,053.75</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 87,128.75</b>

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# Northview Drainage Improvements City of Angleton

Item 3.



BUDGETARY COST FOR NORTHVIEW DR					
CITY OF ANGLETON					
FEBRUARY, 2024					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control, including Flagmen, Signs, Barrels, Barricades, Arrow Boards, Maintaining All Weather Access to Traffic, Temporary Transitions from Proposed Pavement to Existing Pavement, Relocating Existing Mailboxes and Traffic Signs, and Temporary Mailboxes, complete in place, the sum of:	L.S	1	\$ 2,000.00	\$ 2,000.00
2	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S	1	\$ 3,000.00	\$ 3,000.00
3	Replace 6" reinforced concrete curb, complete in place, the sum of:	L.F.	120	\$ 14.00	\$ 1,680.00
4	Concrete point repair including removal and disposal of existing concrete pavement and subgrade, and proposed reinforcing, joints, dowels, paving under cut, and replacement of 7" thick concrete and 12" thick cement stabilized sand subgrade, complete in place, the sum of:	S.Y.	170	\$ 115.00	\$ 19,550.00
5	Remove and replace 6" thick concrete driveway, including blockout, reinforcement and joints, complete in place, the sum of:	S.Y.	70	\$ 110.00	\$ 7,700.00
6	Clearance prune, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00
7	Regrade existing ditch, complete in place, the sum of:	L.F.	410	\$ 15.00	\$ 6,150.00
SUB-TOTAL ITEMS					\$ 35,330.00
20% CONTINGENCY					\$ 7,100.00
5% MARKET VOLATILITY					\$ 1,800.00
<b>TOTAL OPINION OF PROBABLE CONSTRUCTION COST</b>					<b>\$ 44,230.00</b>
DESIGN, BID PHASE, CONSTRUCTION PHASE					\$ 8,846.00
TOPOGRAPHIC SURVEY SERVICES					\$ 4,500.00
GEOTECHNICAL SERVICES					\$ 650.00
STORMWATER POLLUTION PREVENTION SERVICES					\$ 1,500.00
TRAFFIC CONTROL SERVICES					\$ 1,500.00
<b>TOTAL ENGINEERING FEES</b>					<b>\$ 16,996.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 61,226.00</b>

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# Northview Drainage Improvements City of Angleton

Item 3.

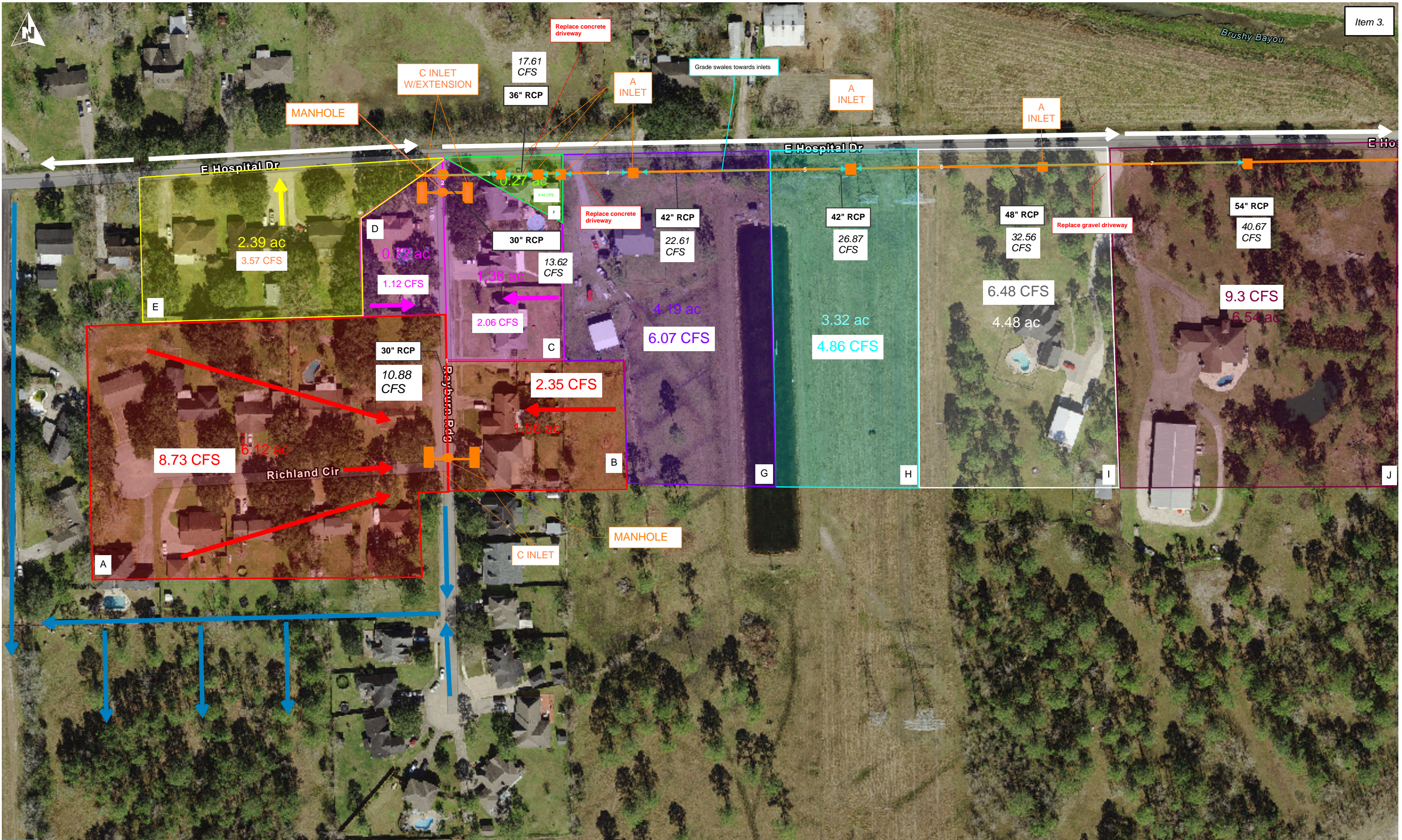


BUDGETARY COST FOR NORTHVIEW DR					
CITY OF ANGLETON					
FEBRUARY, 2024					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control, including Flagmen, Signs, Barrels, Barricades, Arrow Boards, Maintaining All Weather Access to Traffic, Temporary Transitions from Proposed Pavement to Existing Pavement, Relocating Existing Mailboxes and Traffic Signs, and Temporary Mailboxes, complete in place, the sum of:	L.S	1	\$ 2,000.00	\$ 2,000.00
2	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S	1	\$ 3,000.00	\$ 3,000.00
3	Uretek Pavement Lift	L.S	1	\$ 20,000.00	\$ 20,000.00
5	Regrade existing ditch, complete in place, the sum of:	L.F.	410	\$ 15.00	\$ 6,150.00
6	Clearance prune, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00
SUB-TOTAL ITEMS					\$ 31,400.00
20% CONTINGENCY					\$ 6,300.00
5% MARKET VOLATILITY					\$ 1,600.00
<b>TOTAL OPINION OF PROBABLE CONSTRUCTION COST</b>					<b>\$ 39,300.00</b>
DESIGN, BID PHASE, CONSTRUCTION PHASE					\$ 7,860.00
TOPOGRAPHIC SURVEY SERVICES					\$ 4,500.00
GEOTECHNICAL SERVICES					\$ 650.00
STORMWATER POLLUTION PREVENTION SERVICES					\$ 1,500.00
TRAFFIC CONTROL SERVICES					\$ 1,500.00
<b>TOTAL ENGINEERING FEES</b>					<b>\$ 16,010.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 55,310.00</b>

*\*This estimate includes a 5% Market Volatility.*

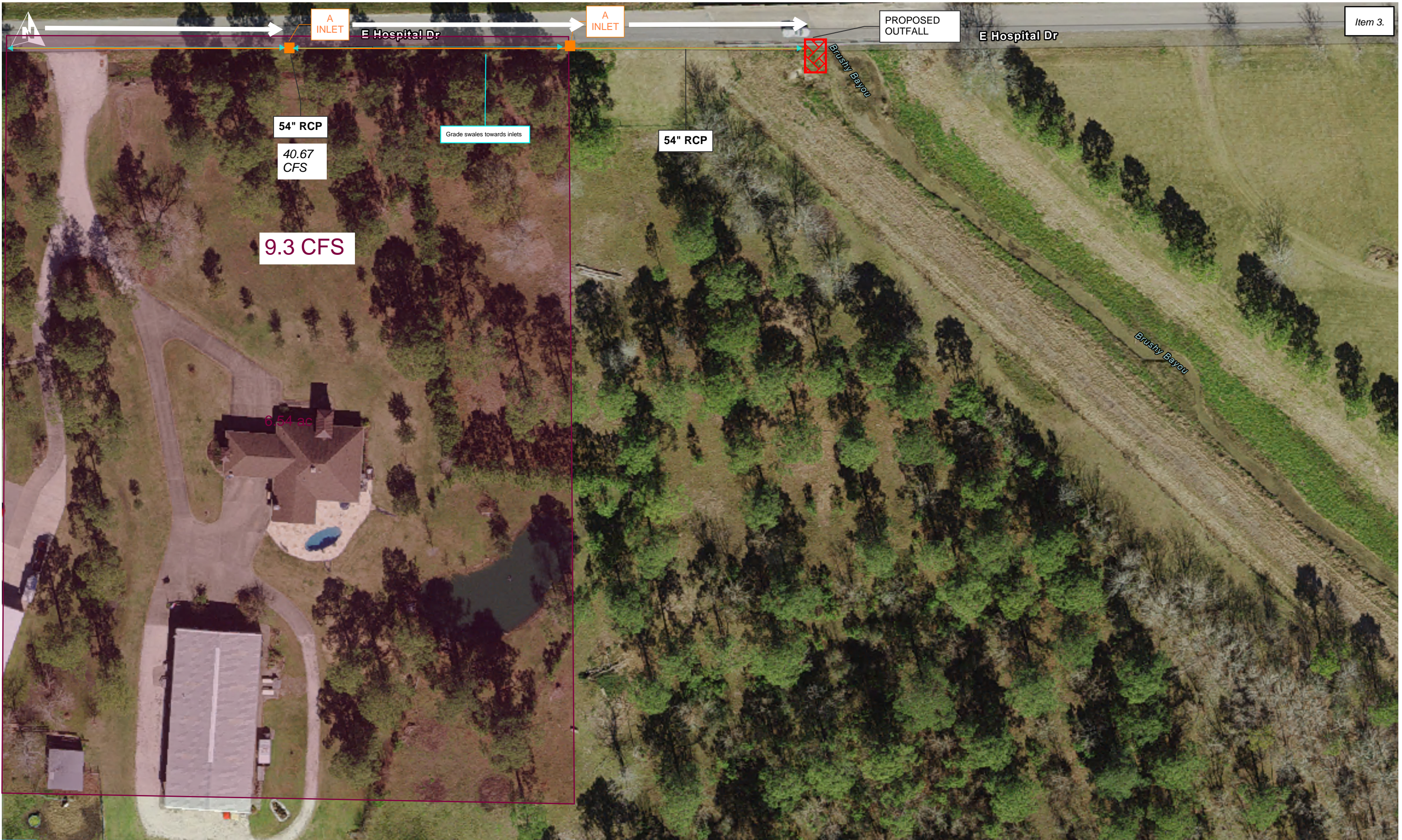
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Item 3.







BUDGETARY COST FOR RAYBURN RIDGE					
CITY OF ANGLETON					
FEBRUARY, 2024					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control, including Flagmen, Signs, Barrels, Barricades, Arrow Boards, Maintaining All Weather Access to Traffic, Temporary Transitions from Proposed Pavement to Existing Pavement, Relocating Existing Mailboxes and Traffic Signs, and Temporary Mailboxes, complete in place, the sum of:	L.S	1	\$ 10,000.00	\$ 10,000.00
2	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S	1	\$ 5,000.00	\$ 5,000.00
3	2" HMAC Type D overlay, complete in place the sum of:	S.Y.	2225	\$ 25.00	\$ 55,625.00
4	8" Type A HMAC Black Base	S.Y.	2225	\$ 85.00	\$ 189,125.00
5	Remove and replace 6-inch concrete curb, complete in place, the sum of:	LF	570	\$ 14.00	\$ 7,980.00
6	Remove and replace 6" thick reinforced concrete driveway, including proof rolling, level up sand, and full depth saw cut, complete in place, the sum of:	S.Y	70	\$ 110.00	\$ 7,700.00
7	Prime coat	GAL	700	\$ 5.00	\$ 3,500.00
8	Removal of existing asphalt paving	S.Y	2225	\$ 12.00	\$ 26,700.00
9	30 Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place the sum of:	L.F.	460	\$ 160.00	\$ 73,600.00
10	36" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place the sum of:	L.F.	250	\$ 180.00	\$ 45,000.00
11	42" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place the sum of:	L.F.	500	\$ 200.00	\$ 100,000.00
12	48" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place the sum of:	L.F.	350	\$ 250.00	\$ 87,500.00
13	54" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place the sum of:	L.F.	610	\$ 285.00	\$ 173,850.00
14	Proposed Type C Inlet, including bedding and backfill, complete in place, the sum of:	E.A.	2	\$ 6,000.00	\$ 12,000.00
15	Proposed Type C Inlet, with extension, including bedding and backfill, complete in place, the sum of:	E.A.	1	\$ 6,500.00	\$ 6,500.00
16	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	E.A.	4	\$ 5,000.00	\$ 20,000.00
17	6' Diameter Precast Storm Sewer Manhole, complete in place,the sum of:	E.A.	3	\$ 9,000.00	\$ 27,000.00
18	Trench safety for all storm sewer greater than 5' deep, including installation, operation and removal, complete in place, the sum of:	L.F.	2000	\$ 2.00	\$ 4,000.00
19	Swale	LF	2000	\$ 15.00	\$ 30,000.00
20	Remove existing outfall, complete in place,the sum of:	S.F.	315	\$ 8.00	\$ 2,520.00
21	18" thick class B Riprap,complete in place, the sum of:	S.Y	35	\$ 165.00	\$ 5,775.00
22	4" thick reinforced concrete paving including all toe walls per detail	S.F.	510	\$ 20.00	\$ 10,200.00
23	Full rough 2x12x16 pressure treated timbers, complete in place, the sum of:	L.F.	30	\$ 108.00	\$ 3,240.00
SUB-TOTAL ITEMS					\$ 906,815.00
20% CONTINGENCY					\$ 181,400.00
5% MARKET VOLATILITY					\$ 45,400.00
<b>TOTAL OPINION OF PROBABLE CONSTRUCTION COST</b>					<b>\$ 1,133,615.00</b>
DESIGN, BID PHASE, CONSTRUCTION PHASE					\$ 226,723.00
TOPOGRAPHIC SURVEY SERVICES					\$ 18,000.00
GEOTECHNICAL SERVICES					\$ 9,750.00
STORMWATER POLLUTION PREVENTION SERVICES					\$ 2,500.00



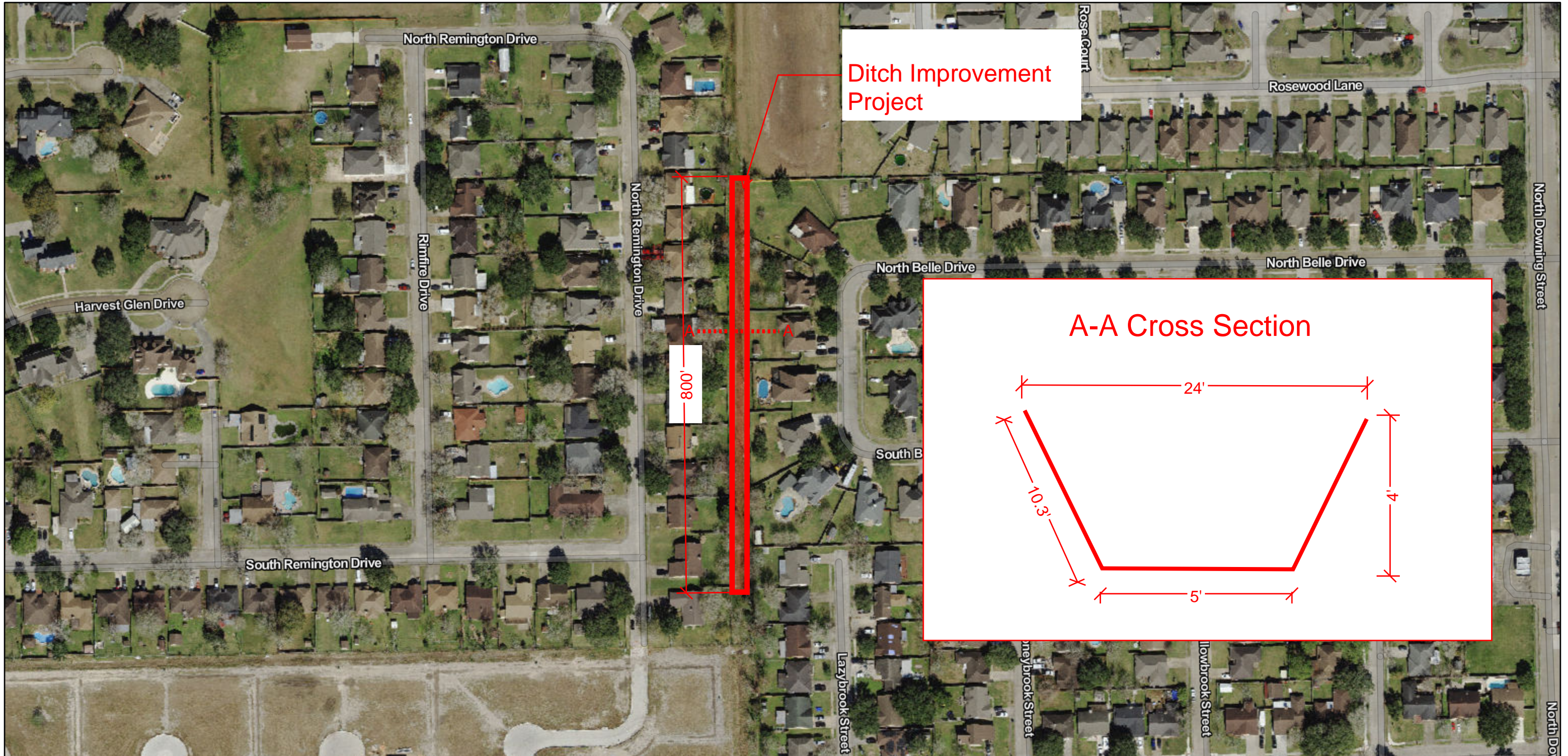
TRAFFIC CONTROL SERVICES	\$	5,000.00
<b>TOTAL ENGINEERING FEES</b>	<b>\$</b>	<b>261,973.00</b>
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>1,395,588.00</b>

*\*This estimate includes a 5% Market Volatility.*

*\*\*Any opinion of construction costs prepared by HDR is supplied for the general guidance of the Client only. Since HDR has no control over competitive bidding or market conditions, HDR cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to*



# Proposed Ditch Improvement Location



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BUDGETARY COST FOR REMMINGTON STORM DRAINAGE					
CITY OF ANGLETON					
FEBRUARY, 2024					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL AMOUNT
1	5" thick slope paving	S.Y.	2,275	\$ 160.00	\$ 364,000.00
2	Ditch Regrading #2	LF	800	\$ 15.00	\$ 12,000.00
<b>SUB-TOTAL ITEMS</b>					<b>\$ 376,000.00</b>
<b>20% CONTINGENCY</b>					<b>\$ 75,200.00</b>
<b>5% MARKET VOLATILITY</b>					<b>\$ 18,800.00</b>
<b>TOTAL OPINION OF PROBABLE CONSTRUCTION COST</b>					<b>\$ 470,000.00</b>
<b>DESIGN, BID PHASE, CONSTRUCTION PHASE</b>					<b>\$ 94,000.00</b>
<b>TOPOGRAPHIC SURVEY SERVICES</b>					<b>\$ 7,200.00</b>
<b>GEOTECHNICAL SERVICES</b>					<b>\$ 3,900.00</b>
<b>STORMWATER POLLUTION PREVENTION SERVICES</b>					<b>\$ 5,000.00</b>
<b>TRAFFIC CONTROL SERVICES</b>					<b>\$ 8,000.00</b>
<b>TOTAL ENGINEERING FEES</b>					<b>\$ 118,100.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 588,100.00</b>

*\*This estimate includes a 5% Market Volatility.*

*\*\*Any opinion of construction costs prepared by HDR is supplied for the general guidance of the Client only. Since HDR has no control over competitive bidding or market conditions, HDR cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to*



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** 2/20/2024

**PREPARED BY:** Phillip Conner, Director of Finance

**AGENDA CONTENT:** Discussion and possible action on the Angleton Better Living Corporation, Recreation division, and Angleton Recreation Center division YTD financial statements as of December 31, 2023.

**AGENDA ITEM SECTION:** Regular Agenda

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**BUDGETED AMOUNT:** NA

**FUNDS REQUESTED:** NA

**FUND:** NA

**EXECUTIVE SUMMARY:**

Phillip Conner, Director of Finance and ABLC Treasurer, will present the Angleton Better Living Corporation, Recreation division, and Angleton Recreation Center division YTD financial statements as of December 31, 2023.

**RECOMMENDATION:**

Staff recommends ABLC review and provide feedback on the Angleton Better Living Corporation, Recreation division, and Angleton Recreation Center division YTD financial statements as of December 31, 2023.



CITY OF ANGLETON  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2023

*Item 4.*

40 -ANGLETON BETTER LIVING  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
MISCELLANEOUS	2,016,984	171,713.82	171,713.82	0.00	1,845,270.18	8.51
TRANSFERS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES	2,016,984	171,713.82	171,713.82	0.00	1,845,270.18	8.51
<u>EXPENDITURE SUMMARY</u>						
<u>06-MAINTENANCE DEPT.</u>						
SERVICES	2,650	135.00	135.00	0.00	2,515.00	5.09
MISCELLANEOUS	261,296	0.00	47,863.49	0.00	213,432.51	18.32
CAPITAL EXPENDITURES	20,000	0.00	0.00	0.00	20,000.00	0.00
OTHER	<u>1,733,038</u>	<u>144,201.08</u>	<u>432,603.24</u>	<u>0.00</u>	<u>1,300,434.76</u>	<u>24.96</u>
TOTAL 06-MAINTENANCE DEPT.	<u>2,016,984</u>	<u>144,336.08</u>	<u>480,601.73</u>	<u>0.00</u>	<u>1,536,382.27</u>	<u>23.83</u>
TOTAL EXPENDITURES	2,016,984	144,336.08	480,601.73	0.00	1,536,382.27	23.83
REVENUE OVER/(UNDER) EXPENDITURES	0	27,377.74	( 308,887.91)	0.00	308,887.91	0.00

CITY OF ANGLETON  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2023

Item 4.

50 -REC DIVISION PROGRAMS  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
PARKS & RECREATION	382,878	31,906.50	95,719.50	0.00	287,158.50	25.00
MISCELLANEOUS	<u>45,426</u>	<u>2,864.00</u>	<u>3,663.00</u>	<u>0.00</u>	<u>41,763.00</u>	<u>8.06</u>
TOTAL REVENUES	428,304	34,770.50	99,382.50	0.00	328,921.50	23.20
<u>EXPENDITURE SUMMARY</u>						
<u>06-MAINTENANCE DEPT.</u>						
PERSONNEL SERVICES	387,830	22,350.46	75,923.89	0.00	311,906.11	19.58
SUPPLIES	6,935	101.19	639.31	0.00	6,295.69	9.22
REPAIR & MAINTENANCE	3,933	0.00	0.00	0.00	3,933.00	0.00
SERVICES	69,212	3,599.50	8,446.16	497.04	60,268.80	12.92
MISCELLANEOUS	5,660	150.00	5,840.00	0.00	( 180.00)	103.18
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
OTHER	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL 06-MAINTENANCE DEPT.	<u>473,570</u>	<u>26,201.15</u>	<u>90,849.36</u>	<u>497.04</u>	<u>382,223.60</u>	<u>19.29</u>
TOTAL EXPENDITURES	473,570	26,201.15	90,849.36	497.04	382,223.60	19.29
REVENUE OVER/ (UNDER) EXPENDITURES	( 45,266)	8,569.35	8,533.14	( 497.04)	( 53,302.10)	17.75-



CITY OF ANGLETON  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2023

Item 4.

06 -ANGLETON ACTIVITY CENTER  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
PARKS & RECREATION	994,764	83,390.92	247,239.01	0.00	747,524.99	24.85
MISCELLANEOUS	12,264	280.00	647.00	0.00	11,617.00	5.28
TRANSFERS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES	1,007,028	83,670.92	247,886.01	0.00	759,141.99	24.62
<u>EXPENDITURE SUMMARY</u>						
<u>06-MAINTENANCE DEPT.</u>						
PERSONNEL SERVICES	616,639	20,772.38	64,145.17	0.00	552,493.83	10.40
SUPPLIES	60,993	2,792.48	9,643.41	2,907.21	48,442.38	20.58
REPAIR & MAINTENANCE	114,346	3,536.26	9,444.41	10,071.15	94,830.44	17.07
SERVICES	188,111	15,276.89	38,223.52	2,564.95	147,322.53	21.68
MISCELLANEOUS	109,781	819.35	8,148.85	350.35	101,281.80	7.74
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
OTHER	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL 06-MAINTENANCE DEPT.	<u>1,089,870</u>	<u>43,197.36</u>	<u>129,605.36</u>	<u>15,893.66</u>	<u>944,370.98</u>	<u>13.35</u>
TOTAL EXPENDITURES	1,089,870	43,197.36	129,605.36	15,893.66	944,370.98	13.35
REVENUE OVER/(UNDER) EXPENDITURES	( 82,842)	40,473.56	118,280.65	( 15,893.66)	( 185,228.99)	123.59-

Item 4.

BALANCE SHEET  
AS OF: DECEMBER 31ST, 2023

40 -ANGLETON BETTER LIVING

ACCOUNT# TITLE

ASSETS

=====

CASH

100-100	BANK ACCOUNT	0.00	
100-101	INVESTMENT-LONE STAR	55,474.47	
100-103	ABLC-FSB-LOUISE	62,717.78	
100-111	CLAIM ON POOLED CASH	210,170.18	
100-121	DUE FROM GENERAL FUND	0.00	
100-199	DUE FROM POOLED CASH	<u>148,961.33</u>	
			477,323.76

RECEIVABLES

100-470	ACCT RECEIVABLE-SALES TAX	<u>0.00</u>	
			<u>0.00</u>

TOTAL ASSETS 477,323.76  
=====



Item 4.

BALANCE SHEET  
AS OF: DECEMBER 31ST, 2023

40 -ANGLETON BETTER LIVING

ACCOUNT# TITLE

LIABILITIES & FUND BALANCE  
=====

VENDORS PAYABLE

200-100	ACCOUNTS PAYABLE	8,405.00	
200-101	DUE TO GENERAL FUND	140,556.33	
200-111	A/P PENDING	0.00	
200-119	DUE TO LAKESIDE PARK	<u>0.00</u>	
			<u>148,961.33</u>

TOTAL LIABILITIES 148,961.33

EQUITY

400-999	FUND BALANCE	637,250.34	
	SURPLUS (DEFECIT)	<u>( 308,887.91)</u>	
	TOTAL EQUITY		<u>328,362.43</u>

TOTAL LIABILITIES & FUND EQUITY 477,323.76  
=====

Item 4.

BALANCE SHEET  
AS OF: DECEMBER 31ST, 2023

50 -REC DIVISION PROGRAMS

ACCOUNT#            TITLE

ASSETS

=====

CASH

100-101	LONESTAR INVESTMENT-2003 B	0.00
100-111	CLAIM ON POOLED CASH	82,399.74
100-199	DUE FROM POOL CASH	( <u>9,021.17</u> )

73,378.57

TOTAL ASSETS

73,378.57

=====



Item 4.

BALANCE SHEET  
AS OF: DECEMBER 31ST, 2023

50 -REC DIVISION PROGRAMS

ACCOUNT# TITLE

LIABILITIES & FUND BALANCE  
=====

VENDORS PAYABLE

200-100	ACCOUNTS PAYABLE	0.00	
200-111	A/P PENDING	<u>184.20</u>	
			184.20

COMPENSATION PAYABLE

200-200	WAGES PAYABLE	0.00	
200-205	TAXES PAYABLE	0.00	
200-210	TMRS PAYABLE	2,926.50	
200-213	VISION INSURANCE PAYALBE (	109.08)	
200-214	COBRA INS	0.00	
200-215	HEALTH INSURANCE PAYABLE (	25,557.10)	
200-216	DENTAL INSURANCE PAYABLE (	573.00)	
200-217	LIFE INSURANCE PAYABLE (	112.60)	
200-275	MISCELLANEOUS-PAYABLE (	<u>3,574.00)</u>	
			( 26,999.28)

MISCELLANEOUS PAYABLES

200-485	REC DIV-LEAGUE-CONTRACT ES	<u>0.00</u>	
			<u>0.00</u>

TOTAL LIABILITIES ( 26,815.08)

EQUITY

400-999	ABL ACTIVITY CENTER FUND B	91,660.51	
	SURPLUS (DEFECIT)	<u>8,533.14</u>	
	TOTAL EQUITY		<u>100,193.65</u>

TOTAL LIABILITIES & FUND EQUITY 73,378.57  
=====

Item 4.

BALANCE SHEET  
AS OF: DECEMBER 31ST, 2023

60 -ANGLETON ACTIVITY CENTER

ACCOUNT#            TITLE

ASSETS

=====

CASH

100-104	DUE FROM ABLC	0.00	
100-111	CLAIM ON POOLED CASH	412,527.67	
100-145	FEMA (IKE) PAYROLL REIMBUR	0.00	
100-199	DUE FROM POOL CASH	<u>16,027.66</u>	
			428,555.33

INVESTMENTS

100-200	A/R LOAN PROCEEDS	<u>0.00</u>	
			0.00

RECEIVABLES

100-400	A/R MISCELLANEOUS	0.00	
100-466	A/R EMPLY FICA&MED OWED	( <u>250.00</u> )	
			( <u>250.00</u> )

TOTAL ASSETS			428,305.33
			=====

BALANCE SHEET  
AS OF: DECEMBER 31ST, 2023

60 -ANGLETON ACTIVITY CENTER

ACCOUNT# TITLE

LIABILITIES & FUND BALANCE  
=====

VENDORS PAYABLE

200-100	ACCOUNTS PAYABLE	27,591.96	
200-111	A/P PENDING	5,210.33	
200-151	ACCURED WAGES & EXP	0.00	
200-199	DUE TO OTHER FUNDS	<u>0.00</u>	
			32,802.29

COMPENSATION PAYABLE

200-200	RETAINAGE PAYABLE	0.00	
200-205	TAXES PAYABLE	0.00	
200-210	TMRS PAYABLE	3,037.04	
200-213	VISION INSURANCE PAYABLE	29.13	
200-215	HEALTH INS. PAYABLE	( 7,478.22)	
200-216	DENTAL INSURANCE PAYABLE	( 362.62)	
200-217	LIFE INSURANCE PAYABLE	( 14.16)	
200-218	LEGAL INSURANCE PAYABLE	0.00	
200-220	CHILD SUPPORT PAYABLE	0.00	
200-260	GARNISHMENT	0.00	
200-275	MISCELLANEOUS PAYABLE	<u>193.00</u>	
			( 4,595.83)

MISCELLANEOUS PAYABLES

200-485	REC-LEAGUE-CONTRACTS ESCRO	15,017.90	
200-486	ARC MEMBERSHIP CREDITS	<u>2,757.50</u>	
			<u>17,775.40</u>

TOTAL LIABILITIES 45,981.86

EQUITY

400-999	FUND BALANCE	264,042.82	
	SURPLUS (DEFECIT)	<u>118,280.65</u>	
	TOTAL EQUITY		<u>382,323.47</u>

TOTAL LIABILITIES & FUND EQUITY 428,305.33  
=====