

**City of Angleton, Texas
Angleton Better Living Corporation
Minutes of Meeting
Monday, November 23, 2009**

The City of Angleton, Texas Angleton Better Living Corporation held it's Regular Meeting at 5:30 p. m. on November 23, 2009 in the Council Chambers at 120 S. Chenango, Angleton, Texas for the following:

1. Declaration of quorum and call to order
Those in attendance included:

J. Patrick Henry	Chairman
Gregg Dykes	Board Member
Chris Peltier	Board Member
Dr. William Jackson	Board Member
Charlyn Rogers	Board Member
Bonnie Church	Board Member
George Rau	Board Member
OTHERS PRESENT:	
Paul Feazelle	Interim City Manager
Laurie Rodriguez	ABLC Secretary
Chris Saddler	Parks & Rec. Director
Doug Roesler	Baker & Lawson
Brent Bowles	iAD Architects

2. Discussion and possible action on approving the minutes from the September 28, 2009 meeting.

Motion by: Bonnie Church to approve the minutes

Second by: Chris Peltier

Motion passes: 7 for, 0 against

3. Discussion on updates to the Rec Center expansion concerning the cinder block.

Brent Bowles with iAD Architects stated that there is a discrepancy in the color. When the block was originally put up it did match. The sub contractor used a solution with chemicals and it discolored the block. The contractor has tried three or four times to fix it and cannot get it right.

The general contractor is basically saying that they cannot fix it. They are telling me just to let them know what needs to happen and they will do what they need to.

We have had the discussion to come up with a dollar amount to pull back and give back to the city, or replace all of the block. The contractor has been paid 100% less the retainage. The city still has \$34,173 and some change. This will not be paid until this organization is completely happy with everything.

The board agreed that they noticed the color difference, but are hesitant to removing the block.

Patrick Henry asked if there is any other expert in masonry that can look at it.

Brent Bowles stated according to the general contractor they have had a couple of different people look at it. One is obviously the sub contractor who created the problem and the general contractor brought in another person as well. They have tried several different solutions and none of them have had any real significant effect on it.

Right now the masons bid to perform the work initially \$17,300, that was the entire scope of the masons part. His portion of the retainage is only \$1,700 and some change which certainly won't cover the repairs.

If we were to go the route of replacing the block it is not just that individual's scope of work. There are some other trades that will be involved to do some repair work. The complete block replacement would be around \$25-\$26 thousand dollars. The retainage amount will cover that.

The board asked that they explore a little further and make sure all options have been considered before a decision is made.

4. Discussion on possible action on releasing a portion of the retainage on Freedom Park.

Doug Roesler presented the item and stated that they have held up releasing the retainage because of the drought and there hasn't been any grass growth. We wanted to make sure that we had the coverage of grass. We have about \$90,000 in retainage for this project and I would recommend releasing down to about \$10,000.

There is a little swale that is holding water and we have an ADA review of the project which is going to happen the first Monday in December. There may be some issues there that the contractor will need to take care of but they will be minor at best.

The grass is growing and the contractor has fulfilled his obligations. He has 90% coverage on the fields and 75% in the exterior area. There is a performance bond that covers it for a year.

There is one area on the north east corner where the access road that is holding water and that is my responsibility and Baker & Lawson is taking care of that. As soon as we can get some sand out of the sand pits we will take care of that.

The only known problem that I have unless Chris knows of something else is right where the access road goes into the concession stand there is some water standing in a swale and the contractor has to fix that.

Chris Saddler stated that staff is recommending holding \$25,000. That retainage is if we have to re-seed and the ADA inspection needs to be done the swale needs to be fixed.

George Rau asked what our exposure is on the ADA approval.

Doug Roesler stated that he didn't think there is a whole lot that will happen on it. It is just in case something comes up.

George Rau – could we release everything but \$25,000 contingent upon the ADA approval and the swale being fixed.

Motion by George Rau to retain \$25,000 pending the ADA inspection and the swale being fixed and release \$66,264.31

Second by Dr. William Jackson

Motion passes: 7 for, 0 against

5. Discussion and possible action on approving the purchase of updated equipment from Marathon Fitness.

Chris Saddler - during the open house for the Rec Center I had a conversation with one of the board members about our elliptical machines being used tremendously. We put the old ones back in but whenever the new ones become available they get on those.

We have demoed a new pre core machine and our members love it. It is a different type of elliptical; it is more of a step run machine.

The other item is the rubberized weights. We replaced all of the strength equipment in the facility but did not replace the weights. They are starting to

rust. The ones that we are proposing are all urethane plates and are rubber like our dumbbells.

The AMT pre core machines retail for \$7,995 but with our TX MAS discount we are getting them for \$4,879.

The plates will be \$2,628 and that is to replace everything that we currently have.

The board suggested that a fitness equipment replacement fund be created for these types of replacements.

Motion by: Charlyn Rogers to purchase the 2 AMT pre core machines and the weights in the amount of \$12,747.96

Second by: George Rau

Motion passes: 7 for, 0 against,

6. Discussion and possible action on approval of Angleton Little League's request.

Chris Saddler stated that Little League has requested to cut the base path out from first to third, like a traditional field is designed. They are willing to do this at their expense.

Motion by: Gregg Dykes to approve Little League's request

Second by: Bonnie Church

Motion passes: 7 for, 0 against

7. Staff Reports and City Manager Comments

Create fitness equipment replacement fund in Rec Center budget

8. Adjournment at 6:38 pm

J. Patrick Henry
ABLC Chairman

Laurie Rodriguez
ABLC Secretary