

**City of Angleton, Texas
Angleton Better Living Corporation
Meeting Minutes
Monday, April 25, 2011**

The City of Angleton, Texas Angleton Better Living Corporation held a Regular Meeting at 5:30 p. m. on April 25, 2011 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:

Patrick Henry	Chairman
George Rau	Board Member
Dr. William Jackson	Board Member
Gregg Dykes	Board Member
Charlyn Rogers	Board Member
Bonnie Church	Board Member
Chris Peltier	Board Member
OTHERS PRESENT:	
Laurie Rodriguez	ABLC Secretary
Chris Saddler	Parks & Rec. Director

2. Discussion and possible action on approving the minutes from the March 28, 2011 meeting.

*Motion by: Gregg Dykes
Second by: Charlyn Rogers*

Motion passes: 7 for, 0 against

3. Discussion with possible action on the CIP plan for the next five years for the Angleton Recreation Center and Freedom Park.

Chris Saddler – this was given to Parks Board last month to look over. These are some future projects that staff would like to see for the city. You will see Phase 3 & 4 of Freedom at the very top, once we have those figures we will plug them in and get you a copy. We want to do a north side walking trail study because that was a big hit on our needs assessment was more walking

trails for the public. On master plan it still calls for a north side park, we had property but it went somewhere else.

We have the skateboard park at the out door pool.

Chris presented the board with drawings of the proposed skate park.

Chris Saddler – it has been presented to Parks Board, the goal was to fill the swimming pool this year but we put it on hold. We can do it in three different phases to add a skateboard park to the south end of town. It is \$90,000 to do it but we would do it in \$30,000 phases. There are some big grants that we can apply for.

We will tear down the bath house and probably put in a modular rest room.

There is a water park on here. Parks Board did not like the idea of a water park. It was asked by upper management for us to look into a water park, some type of tourist attraction for our city. Something that maybe could off set the cost of the sales tax because everything we bring in goes straight to the Rec Center. There is no being able to accumulate money to fund additional projects besides through debt service. City of Baytown just built one and we have toured it and it is very nice. They were open for about two and a half months and made about \$1,000,000.

The renovation of the Rec Center would be an expansion. We are at max capacity. Parks Boards feelings were take care of the Rec Center before we build something new.

We are out of meeting space and our aerobics are shuffled from room to room daily.

Charlyn Rogers – what is a splash pad?

Chris Saddler – it is a water feature with buckets, something like you may see at Kimah. Parks Board loved this idea of maybe doing splash pads instead of the water park. Maybe put some at Freedom or another facility.

George Rau – what is the current thinking with regard to an outdoor swimming pool at the Rec Center.

Chris Saddler – there is a need for it.

George Rau – the school is out right?

Chris Saddler – right, they are not able to build on City's property and use their money.

There is a need for an outdoor swimming pool here. We would like to incorporate maybe a splash pad with an outdoor pool. We don't have to build a competition pool like we were going to build with the school district. We can't operate the outdoor water aerobics in the summer anymore, we don't have the outdoor swimming lessons. We have them at the Rec Center but they are very hard to teach. We can only have them in the middle of the day when the pool is closed. We are at max capacity most days with the swimming pool. We can only allow 300 people in the swimming pool and that is including your deck people also.

George Rau – does it make more sense to do a fun pool outdoors instead of a competition pool?

Patrick Henry – yes, for what we are doing now.

Chris Saddler – you can get very creative with them and still allow you to do swim lessons with a zero depth entry on one end and have additional lanes to the side to teach and do lap swim. We lose quite a bit of our clientele during the summer because they don't want to be there when the kids are there. They will go Lake Jackson and do lap swim there. Then they come back for the fall and spring time. So, there is a need.

Chris Saddler – next we have the Soccer Complex which is to overlay the parking lot and adding a water line to the facility. You are looking at about \$1,100,000. That facility still has not potable water.

Then we have replacing the roof at BG Peck.

Patrick Henry – is this the third time we have done that?

Chris Peltier – originally it was supposed to be galvanized it has required more on going maintenance. It was cheaper initially. I don't know how many times it has been replaced.

Chris Saddler – we will have to replace that pavilion, it will probably go to the top of the list.

If there is anything you would like to add to this list as a board, we will take any suggestions and work them into our plan.

4. Discussion and possible action on the future plan of phase 3 and phase 4 of Freedom Park.

Chris Saddler presented the map of phase 3 and 4 for the board to review.

Chris Saddler – we are working on our CIP plan for the next five years for the city. We have completed the 4 fields at Freedom and you put the playground in and you have done the walking trail and the parking lot. Staff would like to make sure that ABLC wants to go forward with the additional fields, the lake, RV Park and additional parking. That is Phase 3 & 4.

The board reviewed and discussed the map.

Motion by: Charlyn Rogers to continue with Phase 3 & 4
Second by: Bonnie Church

Motion passes: 7 for, 0 against

5. Discussion and possible action on the purchase of weight equipment for the Angleton Recreation Center.

Chris Saddler – last month when we asked about the SeaClear system we budgeted \$5,000 for the second sanitation system for the swimming pool and it came in under budget. It was \$1,500 under budget. We have a clientele of females now that we do not have a set of weights for. This is the money that was set aside the \$15,000 in our capital budget that we will come back before we spend anything. We are asking for \$1180.15 for this purchase.

Charlyn Rogers – so the dumbbells are to serve women, that are not served by the weights that are there?

Chris Saddler – it is not so much to serve women

Charlyn Rogers – people who lift lighter weights

Chris Saddler – yes

Charlyn Rogers – you also said there was this adjusted declined bench, and that is to replace something.

Chris Saddler - yes

Motion by: Charlyn Rogers
Second by: Dr. William Jackson

Motion passes: 7 for, 0 against

6. Discussion and possible action on a recommendation to re-appoint three Board Members whose terms are expiring.

*Motion by Charlyn Rogers to re-appoint members
Second by Chris Peltier*

Motion passes: 7 for, 0 against

7. Discussion on staff reports with updates on Parks and Recreation.

Chris Saddler – as of today we are at \$226,777.42 for the Rec. Center. That is our total revenue for this year.

We are ahead from last year; we are at 50% of your projected revenue.

Summer Jamboree sign ups are next week. That should be a big revenue for next month. The senior program is averaging 53 seniors every Wednesday. We also started the Brain Boomer Camp. It is to train your brain to memorizing and more aerobics. They love it, we had 12 show up for the first day.

Charlyn Rogers – what do you do in the Brain Boomer Camp?

Chris Saddler – they have neurologist that come in and talk to them, the cities side is the fitness side of it. They do yoga, aerobics and walking. One of the requirement is you have to be able to get off of the ground by yourself.

Chris Peltier – have you talked to them about the issues with Freedom Park?

Chris Saddler – no, I think you all received the e-mail last week about a checklist that was sent to the city. There was one oversight on my part, they did tell us that a toilet was leaking but it wasn't the toilet. They had stacked about thirty pounds worth of plywood against our copper lines in the back and knocked a fitting loose. That was fixed within 5 minutes. Parks Board has requested Little League to show up to the next board meeting. They have some issues with Freedom Park that they are not taking care of.

Chris Peltier – there is a lot money spent in that park and it was a long time coming. We are not completely happy with the way they are taking care of city facilities. Chris called me over there and there was stuff smeared all over the wall in the restroom and things were not taken care of. It's like we went and spent all these millions and they are just using. To me they have responsibilities as far as these contracts they sign to do certain things. They are just doing what they feel like doing.

Bonnie Church – Did they ever sign a contract?

Chris Saddler – we have a signed contract from Little League, they do not have a signed contract with the City of Angleton. I have yet to sign it because

I do not have a deposit. They have passed on that they are not going to pay a deposit until things are fixed around there. Lightning has hit that facility twice now and it has fried the camera system again that we just had replaced. We also had two scoreboards hit at the same time. We sent the motherboards back to the scoreboard company so they have been down. Little League claims that they have been broke for a year. We just hit a year. We are working on our end. Things that we know are broke we are fixing. If the city uses the facilities they are left clean. I had all my staff meet at Freedom Park and asked if they left the bathrooms trashed like they and Mr. Peltier witnessed what they looked like. I forwarded the pictures to as many of you as I could. Some of your e-mails wouldn't allow it.

Chris Peltier – I was called about some issues from one of their board members, they were claiming that certain stuff wasn't done by staff and other issues. I know there is always more than one side to every story and sure enough there was and I got to go see everything myself, everything they weren't doing that they were claiming they were doing. This isn't the first time. This is not like Welch Park that was a 50 year old facility, this is a brand new high dollar facility and we are not pleased with the way they are taking care of it. It is a city facility which they loose track of, but if they have things they want to host, there are plenty of people wanting to have tournaments our there, things that would be beneficial to the parks department and the city. They are very reluctant to share it because they say that is theirs to use as they see fit.

Charlyn Rogers – why is that

Chris Peltier – because they have a contract saying it is theirs and they get to decide.

Chris Saddler – I can reassure you, Parks Board will be re looking at those contracts. The contract does state that they have first rights to those fields.

Bonnie Church – first rights does not mean exclusive rights.

ABLC continued the conversation.

George Rau – this may be a good opportunity just to kind of remind ourselves what ABLC is about and what our focus should be. When the ½ cent sales tax was passed and this whole thing was set up. That money was for the purpose of Economic Development. Some communities spend that money in a lot of different ways. As I recall and have experienced on this board, if we build quality recreational opportunities for the community that will lead to economic development. If we make it a better place to live then the economic development will follow. We started with the Rec. Center and then it transitioned into Freedom Park and those have been great additions to the community. I just think we need to sometimes remind ourselves of that, even

when we are looking at priorities. There is a balancing between what this committee does and what the city does which is maintaining the city facilities. The city has some obligations as far as providing recreational opportunities too. ABLC is not just recreational. That has been our focus to this point.

Chris Saddler – I have explained to both of these boards if you want additional fields or additional facilities, if we don't get people to come in here for the sales tax then we are not able to build. If we cant generate for revenue.

George Rau – what you are telling me about those fields being opportunities for tournaments that are opportunities for people to come into the community and stay in motels and eat at restaurants, you are talking economic development.

Chris Peltier – George do you think we should have more involvement in, like Freedom Park where there are more days that we get to use it like for tournaments and things?

George Rau – that is part of it and part of it is just when we are setting priorities and looking at capital improvements and that sort of thing we always need to keep in the back of our mind...we are not just refinishing a parking lot how does this lead to economic development.

Chris Saddler – with our new tourism coordinator Martha, we work hand in hand, sometimes I feel like she is part of my department. We are marketing those tournaments together and she is helping us to get the word out.

Patrick Henry – one of the keys is going to be to make sure that Chris is supported and the Parks Board is supported when they have to deal with these people who don't appreciate what they have.

Chris Saddler – I understand some of the leagues complaints...they put all of their money into these fields and then you allow someone from the outside to come in and use them. Maybe it is time that the city puts money aside that replenishes the dirt once a year on these fields. They just bought \$17,000 worth of dirt to go on Freedom and it is finally packed in good so they need to add more to it. That is at their expense. I think that is one of their biggest complaints.

Charlyn Rogers – okay...that helps, that is information that I didn't have. Because we built it, and what would be great information for me is what in terms of funds are they putting into the fields? I would like to see that.

Chris Saddler – We maintain everything inside and outside the fence grass wise.

Charlyn Rogers – I need to know how much, if they are saying they did fundraising and raised \$17,000 and we put \$17,000 into the field in the form of dirt then in their mind they are funding 100% of everything they make into that field and you are right we need to be aware of that and factor that in...because 100% of their fundraising has gone to do dirt and they think well that dirt is mine.

Dr. Jackson – that's right and when you think about it, I guess from their standpoint if they are investing in that they like you said they want to have first rights, the only thing is that with any good business in their case they should be open minded enough that if they go ahead and let some of these days go and people from other communities come down and spend their money in our community, maybe we can somehow pump the money back into their association.

Gregg Dykes – however, it is a city facility, the trade off is that yeah they dropped \$17,000 but the city dropped \$700,000 to provide the facility.

Chris Saddler – it is \$72,000 a year in lights

Chris Peltier – basically what we want is this facility should serve the whole community, the money came from all over with the sales tax and if Chris can take it two weeks out of the season and generate a bunch of revenue for the city bringing in thousands of people, that is going to help the whole community.

Chris Saddler – I really think there are a lot of citizens that do not understand what the sales tax is used for. We put it on our Facebook and we probably had 15 people answer the question and 10 of them had the wrong answer, of what ABLC funds are used for. So, maybe the city needs to do a better job of educating our citizens of what that sales tax money is used for. That something we are going to take on ourselves this year.

8. Adjournment 6:35 pm

J. Patrick Henry
ABLC Chairman

Laurie Rodriguez
ABLC Secretary