



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 23, 2024

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of a Strategic Partnership Agreement (SPA) to be made and entered into by and between the City of Angleton, Texas, through its City Council, and Brazoria County Municipal Utility District No. 82, under the authority of Section 43.0751 of the Texas Local Government Code.

AGENDA ITEM SECTION: Public Hearings

BUDGETED AMOUNT: None.

FUNDS REQUESTED: None.

FUND: None

EXECUTIVE SUMMARY:

The subject property is more commonly known as the District, encompassing 911.12 acres, more or less located at the Ashland Development tract bound by FM521 on the west, SH288 to the east, and Anchor Rd./CR 44 to the south, within the ETJ of the City of Angleton, Brazoria County, Texas. The Brazoria County Municipal Utility District No. 82 was authorized created by Acts 2021, 87th Leg., R.S., Ch. 113 (S.B. 2147), Sec. 1, effective May 23, 2021 and filed in January of 2022 with Secretary of State.

On June 27, 2023 City Council approved Resolution No. 20230627-006 granting consent to the creation of Brazoria County Municipal Utility District No. 82 per the development agreement with Anchor Holdings MP, LLC and Wildrock Holdings with the City of Angleton, Texas for the Ashland Development (Exhibit A District Description & Map).

The Brazoria County Municipal Utility District No. 82 has been created over approximately 911.12 acres of land located partially within the extraterritorial jurisdiction of the City of Angleton, Texas (the "City"). The purpose of the District is for the purchase, construction, extension, improvement, maintenance and operation of a waterworks and sanitary sewer system and a storm and drainage system, recreational facilities (if allowed by applicable law), road facilities and, subject to the laws of the State of Texas and the rules of the Texas

Commission on Environmental Quality, and firefighting facilities, as described in the executed development agreement.

This (SPA) Strategic Partnership Agreement establishes mutual agreements, covenants and conditions between the City and Brazoria County Municipal Utility District No. 82, as it relates to both limited purpose and full purpose annexation in the future. The SPA Agreement will define and clarify, through contractual agreement, the terms and conditions of the annexation of the District by the City and the relationship between the City and the District, including taxation and the provision of services by the City and matters related to the issuance of debt by the District.

Please note that the City Council consideration requires two public hearings for the SPA: As published: 6:00 pm on Tuesday, October 10, 2023 (Public Hearing-1 was completed), and 6:00 p.m. on October 24, 2023 (No Action Public Hearing 2, remained open).

Council will allow for final public input, discussion, and is asked to approve the Strategic Partnership Agreement (SPA) to be made and entered into by and between the City of Angleton, Texas, through its City Council, and Brazoria County Municipal Utility District No. 82, under the authority of Section 43.0751 of the Texas Local Government Code. The SPA provides for the terms and conditions covering the following important points of consideration:

- **We are contractually obligated to approve a Strategic Partnership Agreement because of the development agreement executed June of 2023.**
- **The Agreement outlines the benefits to the City.**
- **We will be partners with the Developer/County in negotiated the needed feeder road via TxDot which will serve the large scale development, of which we haven't had that will have a good mix of commercial development at our gateway, limited purpose annexation of the commercial use areas of the Development for the sole and exclusive purpose of imposing and collecting sales and use taxes within such areas. The SPA sets out the number of years to reach full purpose annexation in the future (30 Years).**
- **Provisions for City Fire Services, City's Solid Waste/Residential and Commercial trash services to be provided through the City's contracted vendor, and Police Protection are outlined in Article 4.**

RECOMMENDATION:

Council should conduct and complete the second public hearing and allow for final public input, discussion, and take possible action on a request for approval of the attached

Strategic Partnership Agreement (SPA) to be made and entered into by and between the City of Angleton, Texas, through its City Council, and Brazoria County Municipal Utility District No. 82, under the authority of Section 43.0751 of the Texas Local Government Code.