



CITY OF ANGLETON
AMENDED CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, JANUARY 27, 2026 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, JANUARY 27, 2026, AT 6:00 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, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright

Mayor Pro-Tem Travis Townsend
Council Member Christiene Daniel
Council Member Barbara Simmons
Council Member Blaine Smith
Council Member Tanner Sartin

Acting City Manager Lupe Valdez
City Attorney Grady Randle
City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Elija Lara with the Boy Scouts led the Pledge of Allegiance

INVOCATION

Pastor Ryan Olivier with Heart City Church gave the invocation.

CEREMONIAL PRESENTATIONS

1. The presentation of Certificates of Appreciation to Pastor Ryan Olivier and Constable Willie Howell for their dedication to the Shop with a Cop program.

Mayor Wright presented Certificates of Appreciation to Pastor Ryan Olivier and Constable Willie Howell for their dedication to the Shop with a Cop program.

2. Presentation and recognition of the R.O.A.D. Ready Program Achievement and Proclamation.

The R.O.A.D. Ready program involves five key elements, promotes continuous education, and emphasizes proactive safety measures taken daily; and two of these

elements were instrumental in achieving this milestone for the city. One key element was Member Participation, demonstrated through employee-led training sessions. departments including Municipal Court, Public Works, Parks and Recreation, and the Police Department, each department conducted safety training for staff over the course of one week, fostering collaboration and shared responsibility for workplace safety; and another critical element was the requirement to perform at least one Hazard Survey. The city exceeded this requirement by conducting safety assessments at all city facilities. During this process, the State of Texas conducted an unannounced HAZCOM inspection. The city received zero discrepancies in the two facilities randomly selected for inspection- an achievement never attained by the city. These efforts reflect the city's strong commitment to safety, employee engagement, and continuous improvement.

Hector Renteria, Director of Public Works, addressed council and opened the introduction of the presentation.

Texas Municipal League (TML) representative presented a letter to council to explain the R.O.A.D Ready Program Achievement.

John Deptuch, Safety Coordinator, addressed council and presented coins to the people who helped achieve the award.

Mayor John Wright presented R.O.A.D Ready Program Achievement Proclamation to Public Works.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CONSENT AGENDA

3. Discussion and possible action to approve Resolution No.20260127-003 authorizing the submission of a general Victim Assistance Grant to the Office of the Governor, Criminal Justice Division, to fund a crime victim assistance program in the police department; finding that the meeting complied with the open meetings act; and declaring an effective date.
4. Discussion and possible action on the updates to the Employee Policy Manual.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved consent agenda items No. 3. Discussion and possible action to approve Resolution No.20260127-003 authorizing the submission of a general Victim Assistance Grant to the Office of the Governor, Criminal Justice Division, to fund a crime victim assistance program in the police department; finding that the meeting complied with the open meetings act; and declaring an effective date and 4. Discussion and possible action on the updates to the Employee Policy Manual. The motion was approved on a 6-0 vote.

REGULAR AGENDA

5. Annual update and discussion on the Ashland subdivision development.

Mark Janik, Vice President of Ashland Development gave a presentation.

Mr. Janik stated that Brazoria County Engineering has been cooperative in helping them complete a drainage study and the Texas Department of Transportation (TxDOT) has helped with allowing Ashland to design a temporary feeder.

Mr. Janik gave updates on the intersections for the development and stated the plan for County Road 44 at FM 521 is to realign this intersection and Brazoria County is attempting to get funding and visiting with TxDOT for their input and approval. TxDOT is reviewing County Road 44 at FM 523 for intersection improvements with one of the concepts being a round-about and are confident they may be able to do so quickly. Mr. Janik stated that their full build recommendations, when 18,000 homes have been completed in approximately 2030 is to add a traffic signal at the intersection of FM 521 at Roadway 3 (future South Ashland connection); construct an eastbound left turn lane on FM 523 with 100' of storage and 600' of deceleration (including 100' taper) and add an intersection traffic signal at FM 523 at South Highway 288 (north bound feeder road); and add a traffic signal to the intersection of FM 523 and South Highway 288 (south bound feeder).

6. Annual update and discussion on the Kiber Reserve subdivision development.

Otis Spriggs, Director of Development Services, presented the Kiber Reserve subdivision update to council with a handout provided by the developer. Mr. Spriggs stated that there are 5 lots available for sale, the year-to-date home sales were a total of 13 homes sold in 2025 with 1 sold in 2026. The year-to-date home sales for 2025 was an average of \$260.7 thousand with an average of 1,648 square feet. Mr. Spriggs confirmed that all lots have been sold to a builder.

Mayor Wright stated that he receives complaints from residents on Evans Street about the flooding that is pushing back towards them and asked if the berms are being maintained. Mr. Spriggs stated that they can bring up that concern when the developer attends the next council meeting.

7. Annual update and discussion on the Greystone subdivision development.

Hailey Guidry, Builder Superintendent with Adams Homes, addressed Council and gave an update on the Greystone subdivision. Ms. Guidry stated that of the 111 lots that 74 have certificate of occupancy and are 2/3 complete, averaging the sales of four homes a month.

Mayor asked if the homes are being built smaller than what was originally planned and Ms. Guidry stated that with the exception of the two plans that were recently added that they use the same 5 plans. Most plans were tailored to match the style of the homes that are in the Greyston subdivision.

Council Member Simmons asked about removing the gate at the back entrance of the subdivision, and Kyle Reynolds, Assistant Director with Development Services stated that they will be notifying residents and will have the gate removed by the end of February.

8. Update and discussion on the Austin Colony subdivision development, located on County Road 44, Anchor Road and Tigner Street.

No discussion. Item was removed from the agenda.

9. Update, discussion and possible action on the King Municipal Operations Center Project by Zachery Moquin with TEAL Construction.

Zachery Moquin, Project Manager with TEAL Construction, addressed council and gave a presentation on the update of the King Municipal Operations.

Mr. Moquin stated the project will be completed in June and is ahead of schedule.

10. Update and discussion on Wildscapes at Lakeside Park.

Jason O'Mara, Director of Parks and Recreation addressed Mayor and Council and gave a presentation on the agenda item and stated that in January 2025, staff presented the Parks & Recreation Board and City Council with a proposal for the Lakeside Park Wildscape Initiative, a long-term habitat restoration effort designed to realign the park with its original vision of balancing recreational use with environmental conservation. The approved proposal established seven designated wildscape areas where mowing was reduced, native vegetation was encouraged, and invasive species management began. Over the past year, significant foundational work has been completed. Seven wildscape areas have been clearly delineated and allowed to return to a more natural state. Native seeds representing 13 species of trees, shrubs, wildflowers, and emergent wetland plants were collected locally from Brazoria and Fort Bend Counties and planted in November 2025. These plantings included native tree species such as live oak, pecan, green ash, and rough leaf dogwood. Shrubs including American beautyberry and buttonbush, wetland plants, and a diverse mix of native wildflowers to support pollinators and wildlife. Initial site management efforts also included limited removal of non-native and invasive plant species. While the project remains in its early stages, several wildscape areas successfully supported native asters, sunflowers, and broomweed during the 2025 growing season, attracting butterflies and other pollinators and providing improved habitat for insects, birds, and small wildlife. As anticipated when the project was approved, progress has not been without challenges. Inadvertent mowing impacted portions of Areas 1, 4, and 5, and weather conditions (particularly prolonged dry periods) have limited seed propagation and late-season growth. These setbacks reinforce that the wildscape initiative is a multi-year effort that may appear unmanaged before visible improvements become fully established. Staff anticipate more noticeable ecological results by the end of 2026. The 2026 Wildscape Goals are to continue supporting native plant establishment, continue invasive species

management to protect and strengthen restored habitats, install signage and improve coordination to clearly identify and protect wildscape areas, expand native planting and seeding as conditions allow using locally sourced species, and increase community awareness and appreciation of wildscape areas through education and outreach. Overall, the Lakeside Park Wildscape Initiative continues to reinforce the park's original scope and vision by restoring planned natural areas while advancing city goals for sustainability, environmental stewardship, and long-term operational efficiency.

There was no action taken.

11. Discussion and possible action regarding construction bids received for Bid No. 2026-01 Abigail Arias Park Construction.

Jason O'Mara, Director of Parks and Recreation, addressed council and stated that the City of Angleton closed construction bidding for Bid No. 2026-01 Abigail Arias Park Construction on January 14, 2026, at 2:00 PM. Bids received were reviewed by Parks & Recreation staff in coordination with the city's design consultant using established evaluation criteria. Millis Development and Construction, LLC submitted a bid that exceeded the available project budget and did not acknowledge required addenda. C.A. Walker Construction submitted a bid with incomplete pricing information on the bid form, including the absence of required line-item breakdowns, which prevents verification of total project costs and bid responsiveness. Due to the bids exceeding the project budget, incomplete pricing documentation, and compliance issues, staff and the project consultant are unable to recommend award of a construction contract at this time. Additionally, identifying a viable path forward through scope reductions is difficult given the Texas Parks & Wildlife Department (TPWD) Local Parks Grant requirements, which require inclusion of key project elements including the playground, splash pad, trails, and native plantings and the need to maintain sufficient eligible project costs to satisfy the \$750,000 TPWD grant award with a required \$750,000 city match, including associated design costs. Rebidding the project would allow staff to clarify bid requirements, reinforce pricing and addenda acknowledgment expectations, and encourage more competitive and complete submissions while maintaining compliance with TPWD grant conditions and the overall intent of the Abigail Arias Park project.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, council approved to reject all bid submissions for Bid No. 2026-01 Abigail Arias Park Construction. The motion was approved on a 6-0 vote.

12. Discussion and possible action on the review of the splash pad proposals for Abigail Arias Park.

Jason O'Mara, Director of Parks and Recreation, addressed Mayor and Council and gave a presentation on the agenda item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, council approved the proposal with Vortex Aquatic Structures for the splash pad for Abigail Arias Park. The motion passed on a 6-0 vote.

13. Discussion and possible action on the review of playground proposals for Abigail Arias Park.

Jason O'Mara, Director of Parks and Recreation, addressed Mayor and Council and gave a presentation on the agenda item.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, council approved the proposal with Lonestar Recreation for the Playground for Abigail Arias Park. The motion passed on a 6-0 vote.

14. Discussion and possible action to approve vendor proposals related to the installation of Field No. 6 at Bates Park; and authorize the Acting City Manager to execute the associated proposals and agreements upon legal review.

Jason O'Mara, Director of Parks and Recreation, addressed Mayor and Council and gave a presentation on the agenda item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, council approved the proposal with Paragon Sports Constructors for the installation of Field No. 6 at Bates Park; and authorized the Acting City Manager to execute the associated proposals and agreements upon legal review. The motion passed on a 6-0 vote.

15. Discussion and possible action to award the Street Bond Project III (Parish Street and Silver Saddle Drive) to Matula & Matula Construction, Inc. in the amount not to exceed \$2,861,267.24 and give authority to the mayor to execute the construction contract documents.

John Peterson, City Engineer with HDR, addressed Mayor and Council and gave a presentation on the agenda item.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, council approved to award the Street Bond Project III (Parish Street and Silver Saddle Drive) to Matula & Matula Construction, Inc. in the amount not to exceed \$2,861,267.24 and give authority to the mayor to execute the construction contract documents. The motion was approved on a 5-0 vote. Council Member Simmons abstained.

16. Discussion and possible action on the Texas Department of Transportation (TxDOT) 288B Downtown Improvements.

John Peterson, City Engineer with HDR, addressed Mayor and Council and gave a presentation on the agenda item.

The city of angleton was selected for a five million Dollar grant for improvements to the 288B Downtown area. The Texas Department of Transportation (TxDOT) has hired Pape-Dawson to provide engineering services for the 288B Downtown Improvements. HDR has received 60% of the plans. Mr. Peterson stated that he requested automobile lane widths to be 10-11ft, remove the bike lanes, and change the markings to make it a bike shared lane. TxDOT came back and stated they were able to widen the project's automobile lanes by over 10 feet and will continue to provide the bike lanes. Mr. Peterson stated he will request TxDOT to widen the automobile lanes to 12 feet and remove the bike lanes. Council agreed.

No action was taken.

17. Discussion and possible action on the 288B Utility Improvements to proceed with the bidding process.

John Peterson, City Engineer with HDR, addressed Mayor and Council and gave a presentation on the agenda item.

HDR coordinated with the Texas Department of Transportation (TxDOT) on the location of the proposed Utility Improvements and the proposed Downtown Improvements. This was to verify that the proposed improvements would not have to be adjusted in the TxDOT project, costing the city additional funds.

Council gave direction to work out the 60% plans prior to proceeding with the bid process.

No action was taken.

18. Discussion and possible action to approve the use of a fee-cap waiver for the General Land Office (GLO) grant contract No. 24-065-043-E535 on Lift Station No.8.

John Peterson, City Engineer with HDR, addressed Mayor and Council and gave a presentation on the agenda item.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, council approved Table 1, for the use of a fee-cap waiver for the General Land Office (GLO) grant contract No. 24-065-043-E535 on Lift Station No.8. The motion passed on a 6-0 vote.

19. Update, discussion and possible action on street projects.

Hector Renteria, Director of Public Works, gave the presentation and stated the current list of street projects are not yet funded.

Large Scale Replacement Projects is Swift Street – Full concrete road replacement. 2,334 total feet at an approximate cost of \$260,241.00 based on the 2023 Paving Assessment. This street had a rating of 3.; San Felipe – Full concrete road replacement. 7,092 total feet at an approximate cost of \$790,758.00 based on the 2023 Paving Assessment. This street had a rating of 3.; Rayburn Ridge/Richland Circle – Road

rebuilds and drainage repairs are needed; the roadway is asphalt Curb and Gutter (C&G) and approximately 940 feet. HDR evaluated this street in 2024 and determined an Opinion of Probable Construction Cost (OPCC) of \$1,911,900.00. This street had a rating of 3 in the 2023 Paving Assessment; Gifford Rd/Gifford Lane – Asphalt road rebuild on both roadways at approximately 12,422 feet. We received quotes from contractors in 2025 at a cost of \$677,620.10. This street had a rating of 4 on the 2023 Paving Assessment; Wayne Street – Asphalt road rebuild at approximately 970 feet. We received quotes from contractors in 2025 at an approximate cost of \$100,000.00. This street had a rating of 2 in the 2023 Paving Assessment; Arcola St – Asphalt road rebuild of approximately 56,500 SF. Based on previous costs received this project would cost approximately \$360,000. This street had a rating of 3 on the 2023 Paving Assessment; Locust St - Asphalt Road rebuild of approximately 56,500 SF. Based on previous costs received this project would cost approximately \$360,000. This street had a rating of 6 on the 2023 Paving Assessment.

Maintenance Project Areas listed are various concrete roadways that need at least a single panel replacement, some may need multiple. There may also need to be drainage, or sanitary sewer, repairs that need to be made as well once the pavement is removed. These are the typical causes of panel failures in the concrete roadways. We did not pursue individual costs on these projects. However, as an example the cost of the most recent paving maintenance project was completed at Hospital Drive and Downing. This was at \$177,069.38 and included replacement of storm sewer pipe, new inlets, sanitary sewer pipe, and pouring the new roadway, sidewalk and curbs. Northview Drive – Panel Replacements; Oriole Lane – Panel Replacements; Crossing – Panel Replacements; Downing/Dennis – Panel Replacements; 905 Plantation – Panel Replacements; 808 Noreda - Panel Replacements; Sarita - Panel Replacements; Cannan/Valderas - Panel Replacement; 1200 block Buchta - Panel Replacement; Buchta/Bastrop/Angleton Blvd - Panel Replacements; and Cay Court - Panel Replacement.

No action was taken.

20. Discussion and possible action on a proposal to amend the Code of Ordinances, Chapter 9, Garbage and Refuse Collection Rates.

Anthony Madrigal, Assistant Director of Finance, gave a presentation and stated that Section IXX Escalation Clause of the Contract with Wast Connections Inc, for garbage and trash collection allows annual increases or decreases in the 3rd year of Agreement based on the Consumer price Index (CPI_U) and All Urban Consumers, Garbage and Trash Collection with 45-day notice. On January 08, 2026, Waste Connections notified the city requesting a 2.9% CPI increase.

A different proposal was initialed, and what is being proposed is 1x/week trash service, every other week bulk/brush, and no recycle services with the residential rate of \$14.31/home and the cost of an extra cart at \$9.00/cart, the new commercial rates proposed is:

- New Commercial rates:

	1xWeek	2xWeek	3xWeek	4xWeek	5xWeek	6 xWeek
2YD	\$ 65.51	\$ 116.11	\$ 168.23	\$ 218.85	\$ 270.95	\$ 331.99
3YD	\$ 89.33	\$ 147.38	\$ 205.44	\$ 263.49	\$ 321.56	\$ 388.56
4YD	\$ 104.22	\$ 169.71	\$ 233.71	\$ 299.23	\$ 363.24	\$ 437.68
6YD	\$ 136.96	\$ 221.82	\$ 314.11	\$ 406.42	\$ 498.72	\$ 589.54
8YD	\$ 160.79	\$ 282.86	\$ 406.42	\$ 528.50	\$ 652.07	\$ 774.13

- Commercial Overage Fee of \$55/overloaded dumpster

This Price would be for the first full year of the new contract. Pricing is subject to a 5-year extension of the current agreement with the City.

Council and Waste Management had discussions regarding the price of trash not fully being adjusted to the cost of removing the recycling fee and adding more cost to the commercial rates.

Council agreed to take no action and bring back the ordinance for approval with the Finance Department recommendation.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Council Member Simmons thanked Staff for working the freeze weather over the weekend.

Mayor Wright thanked staff for being proactive with the freeze and stated there are some things that can be worked on but overall great job. Mayor stated this is agenda is what he likes to see with getting projects off the list and getting done.

Council Member Smith thanked staff for all they do and that he enjoys coming to city hall and seeing everyone happy and working hard, staff is always ready with an answer.

Council Member Daniel stated she is happy with the way things are going within the city.

Mayor Pro-Tem Townsend requested Jason O'Mara to begin publishing donations for Abigail Arias Park.

EXECUTIVE SESSION

The City Council held an executive session at 9:56 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

21. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (City Secretary) (City Manager)

OPEN SESSION

The City Council adjourned Executive Session at 11:15 P.M. and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

21. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (City Secretary)

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved the acceptance of Michelle Perez, City Secretary, resignation. The motion was approved on a 6-0 vote.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved the appointment of Assistant City Secretary, Desiree Henson to City Secretary. The motion was approved on a 6-0 vote.

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (City Manager)

No action was taken.

ADJOURNMENT

The meeting was adjourned at 11:17 P.M.

These minutes were approved by Angleton City Council on this the 10th day of February 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary