



**CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, NOVEMBER 12, 2025 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 WEDNESDAY, NOVEMBER 12, 2025, 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 Blaine Smith
Council Member Christiene Daniel
Council Member Barbara Simmons

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

ABSENT

Council Member Tanner Sartin

PLEDGE OF ALLEGIANCE

Council led the Pledge of Allegiance.

INVOCATION

Reverend Dr. Tammy Isaac with the University of Texas, gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Presentation of service awards.

Colleen Martin, Director of Human Resources, presented Jovita Danielle Tolbert for five years of service in Municipal Court and Cody Norris for five years of service in the Police Department.

2. Presentation of the Small Business Saturday Proclamation.

Mayor presented the Small Business Saturday Proclamation to Gina Aguirre Adams with the Hispanic Chamber of Commerce. Angleton Chamber of Commerce was not in attendance to accept.

CONSENT AGENDA

3. Discussion and possible action to approve the Cunningham Recreation proposal in the amount of \$389,095.34 for playground equipment, material transport, and installation at the Freedom Park and authorize the City Manager to execute the Cunningham Recreation proposal.
4. Discussion and possible action to approve Resolution No. 20251112-004 approving a contract with Government Capital Corporation for the purpose of financing playground equipment for Freedom Park.
5. Discussion and possible action to approve the contract for Lift Station No. 8 Sanitary Sewer Collection System Rehabilitation Project with King Solutions in the amount of \$821,310.00.
6. Discussion and possible action to approve the contract for the 2024 Community Development Lift Station No. 24 Sanitary Sewer Collection System Rehabilitation Project with Kings Solutions in the amount of \$163,536.00.
7. Discussion and possible action to approve the Mass Gathering Permit and waive the associated fees for the Angleton Soccer Club's South Texas Youth Soccer Eastern District Championships at BG Peck Park from December 6-7, 2025.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved removing consent agenda item No. 7 for discussion and approving the remaining consent agenda item No. 3. Discussion and possible action to approve the Cunningham Recreation proposal in the amount of \$389,095.34 for playground equipment, material transport, and installation at the Freedom Park and authorize the City Manager to execute the Cunningham Recreation proposal; 4. Discussion and possible action to approve Resolution No. 20251112-004 approving a contract with Government Capital Corporation for the purpose of financing playground equipment for Freedom Park; 5. Discussion and possible action to approve the contract for Lift Station No. 8 Sanitary Sewer Collection System Rehabilitation Project with King Solutions in the amount of \$821,310.00; and 6. Discussion and possible action to approve the contract for the 2024 Community Development Lift Station No. 24 Sanitary Sewer Collection System Rehabilitation Project with Kings Solutions in the amount of \$163,536.00. The motion passed on a 5-0 vote with Council Member Sartin absent.

REGULAR AGENDA

7. Discussion and possible action to approve the Mass Gathering Permit and waive the associated fees for the Angleton Soccer Club's South Texas Youth Soccer Eastern District Championships at BG Peck Park from December 6-7, 2025.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved the Mass Gathering Permit and waive the associated fees for the Angleton Soccer Club's South Texas Youth Soccer Eastern District Championships at BG Peck Park from December 6-7, 2025. The motion passed on a 5-0 vote with Council Member Sartin absent.

PUBLIC HEARING AND ACTION ITEM

8. Conduct a public hearing, discussion, and possible action on Ordinance No. 20251112-008 assigning a C-G, commercial general district zoning district with a specific use permit overlay, for the White Oak Power Distribution substation on a 26.084 acre site, located north of 3343 East Mulberry Street/Highway 35, Angleton, Texas 77515, providing a severability clause; providing for a penalty; and providing for repeal and effective date, and findings of fact.

Otis Spriggs, Director of Development Services, introduced the agenda item.

Upon a motion by Council Member Smith and seconded by Council Member Daniel, Council opened the public hearing at 6:21 PM. The motion passed on a 5-0 vote with Council Member Sartin absent.

There were no speakers for or against the item.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council approved closed the public hearing at 6:22 PM. The motion passed on a 5-0 vote with Council Member Sartin absent.

Council and staff had a discussion on the similar issues they may have later on as they currently do with Gambit and stated that they would like to have a discussion with Texas New Mexico at the December or later council meeting

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council tabled Ordinance No. 20251112-008 assigning a C-G, commercial general district zoning district with a specific use permit overlay, for the White Oak Power Distribution substation on a 26.084 acre site, located north of 3343 East Mulberry Street/Highway 35, Angleton, Texas 77515, providing a severability clause; providing for a penalty; and providing for repeal and effective date, and findings of fact. The motion passed on a 5-0 vote with Council Member Sartin absent.

REGULAR AGENDA

9. Discussion and possible action on the 2026 city employee health plan.

Colleen Martin, Director of Human Resources, addressed Council and spoke on the 2026 city employee health plan options.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved Option 1: No change to the plans or costs to the employees and for the city to absorb an increase of \$355,226, for the 2026 city employee health plan. The motion passed on a 5-0 vote with Council Member Sartin absent.

10. Update and discussion on Freedom Park Field expansion.

Jason O'Mara presented addressed Council and stated that on October 14, 2025, staff provided City Council with an update on the status of the Freedom Park Field Expansion Project. Since that meeting, staff and Burditt Land | Place have continued to refine project components based on Council feedback and direction. The project remains on schedule with 90% Construction Documents (CDs) completed. Staff are awaiting feedback from Angleton Independent School District (AISD) before proceeding to 100% CDs to ensure that the proposed field design aligns with potential district requirements should an interlocal agreement be established. Staff are coordinating with local vendors to explore completing sidewalk and concrete scope items through a city-managed contract, which may help reduce overall construction costs. Burditt prepared an updated Preliminary Opinion of Probable Costs (OPC) dated November 4, 2025, providing two cost scenarios to help evaluate base construction and add-alternate options. These include comparisons of sod versus artificial turf, as well as options for covered seating and field lighting. Staff have met with the AISD Superintendent to explore a potential interlocal agreement for shared use and community access. Discussions are progressing, but no formal agreement is currently in place. To ensure the project design aligns with AISD's potential needs, staff are awaiting feedback from AISD before advancing to 100% CDs, allowing the proposed field layout and amenities to meet their requirements should an agreement be reached. Staff anticipate returning to Council in December 2025 with additional details on partnership opportunities and potential costsharing considerations. 88 Item 10. Pending additional feedback, bidding could begin in late 2025 or early 2026, with final construction document approval projected for December 2025 and construction anticipated to begin in 2026.

Mr. O'Mara introduced Claudia Walker, Director of Landscape Architecture with Burditt Construction. Ms. Walker presented a Preliminary Opinion of Probable Costs (OPC) with a project construction total of \$2,099,840.

Mr. Omara stated the next step is to bring 100% construction plans for approval at the December meeting. Ms. Walker stated that once construction begins it should be completed in approximately three months but will confirm with the contractor.

No action was taken.

11. Discussion and possible action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.

Agenda item removed from the agenda. No discussion.

12. Discussion and possible action on an application for the Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School.

Agenda item removed from the agenda. No discussion.

13. Update and discussion on the Comprehensive Plan Update and Study.

Otis Spriggs, Director of Development Services, addressed council and gave details on how to participate in the survey questionnaire. Mr. Spriggs encouraged Council and the public to participate in the survey by scanning the QR code or visiting the city website.

Mayor requested a quarterly update from Ardurra.

14. Update, discussion and possible action on drainage projects.

Hector Renteria, Director of Public Works, addressed council and presented a list of drainage projects to include Meadowview Lane, Laurie Lane, Northview Drive, Rayburn Ridge, N. Remmington Drive, and contracted ditch maintenance. Mr. Renteria stated that Rayburn Ridge and Meadow View are the worst of the list.

Mr. Renteria stated Meadowview Lane Drainage Improvements 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. Laurie Lane Drainage Improvements is a rewarding and culvert cleaning project to increase capacity in the existing ditch. Elevations must be verified at the culvert at SH 288B and at the railroad crossing to ensure that the existing ditch can be lowered. Northview Dr. 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. Rayburn Ridge 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 with 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. North Remmington Drive is to reduce normal maintenance of an existing ditch by installing slope paving. Contracted Ditch Maintenance would be to hire a contractor for ditch maintenance. This would include the re-grading of ditches and cleaning out the

culverts. We have had previous costs of this of \$4.25 per linear foot of re-grading, and \$250.00 per culvert cleaning.

No action taken.

DEPARTMENT REPORTS

15. Department Reports for October

Mayor and Council asked questions and had discussions with staff on their departments submitted monthly reports for October.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright thanked staff for addressing his concerns over the last two weeks. He appreciates everyone being receptive and engaged. Mayor stated that the people on Alexand Court on Halloween go above and beyond for the community.

Council Member Simmons asked Martha Eighme, Director of Communications and Marketing, to give an update on Market Days. Ms. Eighme gave the dates, times and location of the event.

ADJOURNMENT

The meeting was adjourned at 8:19 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