



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, APRIL 23, 2024, 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 Cecil Booth
Council Member Terry Roberts
Council Member Tanner Sartin
Council Member Christiene Daniel

City Manager Chris Whittaker
Assistant City Secretary Desiree Henson
City Attorney Judith EIMasri

PLEDGE OF ALLEGIANCE

Council Member Townsend led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Presentation of employee service award.

Brandy Follin, Human Resources Coordinator recognized Colleen Martin, Director of Human Resources for five years of service to the City of Angleton. Ms. Martin was unable to attend the meeting.

2. Presentation of the Angleton Exchange Club Officer of the Year.

Council postponed the presentation of the Angleton Exchange Club Officer of the Year.

3. Ceremonial Presentation of the April 2024 Keep Angleton Beautiful Yard of the Month and Business of the Month.

Tracy Delesandri, Keep Angleton Beautiful Chairwoman, presented the April 2024 Keep Angleton Beautiful Yard of the Month to Kenneth and Elizabeth Leeper and Business of the Month to Soileau's Tire Pros.

4. Presentation of National Public Works Week Proclamation.

Mayor Wright presented the National Public Works Week Proclamation to the City of Angleton Public Works Department. Hector Renteria, the Director of Public Works, attended to receive the proclamation.

5. Presentation of Angleton University Certificates.

Dianna Matthys, Purchasing Agent, presented Elizabeth Brooks, C. Denese Jackson, Dr. William Jackson, Karen McKinnon, Randy Moore, Janie Schwartz-Shaw, Blaine Smith, and Susan Yglecias with Angleton University Certificates of Completion.

CONSENT AGENDA

6. Discussion and possible action on an interlocal agreement with Brazoria County for the collection of property taxes and Public Improvement District (PID) assessments.
7. Discussion and possible action to award Bid No. 2024-02 Hospital Drive North Downing Street Intersection Point Repair Project to Matula Matula.

Upon a motion by Council Member Roberts and seconded by Council Member Booth, Council approved consent agenda items 6. Discussion and possible action on an interlocal agreement with Brazoria County for the collection of property taxes and Public Improvement District (PID) assessments and 7. Discussion and possible action to award Bid No. 2024-02 Hospital Drive North Downing Street Intersection Point Repair Project to Matula Matula. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

8. 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.

The presentation was provided by Otis Spriggs, Director of Development Services and he stated that 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 Farm-to-Market 521 on the west, South Highway 288 to the east, and Anchor Road/County Road 44 to the south, within the extraterritorial jurisdiction of the City of

Angleton, Brazoria County, Texas. The Brazoria County Municipal Utility District No. 82 was authorized and 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 the Secretary of State. Mr. Spriggs stated that on June 27, 2023, City Council approved Resolution No. 20230627-006 granting consent of the creation of the 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. 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 for purchasing, 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 35 Item 8. Commission on Environmental Quality, and firefighting facilities, as described in the executed development agreement. The Strategic Partnership Agreement (SPA) establishes mutual agreements, covenants and conditions between the City of Angleton, Texas (the "City") and Brazoria County Municipal Utility District No. 82, as it relates to both limited purpose and full purpose annexation in the future and will define and clarify 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. The SPA provides for the terms and conditions covering the following important points: the City is contractually obligated to approve a SPA because of the development agreement executed June of 2023; it outlines the benefits to the City; the City will be partners with the Developer/County in the needed feeder road via Texas Department of Transportation 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 and sets out the number of years to reach full purpose annexation in the future, which is 30 Years; and 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. Mr. Spriggs also stated that the City Council consideration requires two public hearings for the SPA, as published, with the first hearing being completed at 6:00 P.M. on Tuesday, October 10, 2023, and the second hearing being opened, but not closed at 6:00 P.M. on October 24, 2023.

There were no speakers in favor or against.

Upon a motion by Council Member Roberts and seconded by Council Member Sartin, Council closed the public hearing at 6:18 PM. The motion passed on a 6-0 vote.

The public hearing was conducted and upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved 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. The motion passed on a 5-1 vote with Mayor Wright opposed.

9. Conduct a public hearing, discussion, and possible action approve Ordinance No. 20240423-009 the Service and Assessment Plan (SAP) and Levy Assessment for the Riverwood Ranch North Public Improvement District.

The presentation was provided by Otis Spriggs, Director of Development Services and Andrea Barnes, Regional Manager with P3 Works. Ms. Barnes stated that on October 24, 2023, the City passed and approved Resolution No. 20231024-010 authorizing the establishment of the District in accordance with the Public Improvement District (PID) Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 35.608 acres located within the City. The PID Act requires a Service Plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements and including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in Section IV. The PID Act requires that the Service Plan include an assessment plan that assesses the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in Section V. The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay the share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized Improvements. The Assessment Roll is contained in Exhibit G-1. Acting in its legislative capacity and based on information provided by the Owner and its engineer and reviewed by City staff and by third-party consultants retained by the City, the City Council is asked to consider the following: the costs of the Authorized Projects equal to \$5,730,454 as shown on Exhibit B; the Assessed Property receives special benefit from the Authorized Projects equal to or greater than the Actual Cost of the Authorized Projects; the Initial Parcel will be allocated 100% of the Assessment levied for the Authorized Projects, which equals \$5,139,000 as shown on the Assessment Roll attached hereto as Exhibit G-1; the special benefit (\$5,730,454) received by the Initial Parcel from the Authorized Projects is equal to or greater than the amount of the Assessment (\$5,139,000) levied on the Initial Parcel for the Authorized Projects; and at the time the City Council will approved this Service and Assessment Plan, the Owner would have owned 100% of the Initial Parcel. The Owner acknowledges that the Authorized Projects confer a special benefit on the Initial Parcel and consented to the imposition of the Assessment to pay for the Actual Costs associated therewith. The Owner ratifies, confirms, accepts, agrees to, and approves: (1) the determinations and findings by the City Council as to the special benefits described herein and the applicable Assessment Ordinance; (2) the Service and Assessment Plan and the applicable Assessment Ordinance; and (3) the levying of the Assessment on the Initial Parcel.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council opened the public hearing at 6:31 PM. The motion passed on a 6-0 vote.

There were no speakers in favor or against.

Upon a motion by Council Member Roberts and seconded by Council Member Daniel, Council closed the public hearing at 6:32 PM. The motion passed on a 6-0 vote.

The public hearing was conducted and upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved Ordinance No. 20240423-009 the Service and Assessment Plan (SAP) and Levy Assessment for the Riverwood Ranch North Public Improvement District. The motion passed on a 5-1 vote with Mayor Wright opposed.

10. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20240423-010 on the Amended & Restated Tax Increment Reinvestment Zone (TIRZ) No. 2 Project (Riverwood Ranch) and the Financing Plan.

The presentation was provided by Otis Spriggs, Director of Development Services and Andrea Barnes, Regional Manager, with P3 Works. Ms. Barnes stated that on October 24, 2023, the City Council passed and approved a Resolution No. 20231024-010 creating the Riverwood Ranch North Public Improvement District (the "District") covering approximately 35.608 acres of land described by metes and bounds in said Resolution. The City Council is asked to hold a public hearing in accordance with Section 311.003 of the Act regarding the amendment of the Zone as identified within the City of Angleton, Texas Tax Increment Reinvestment Zone No. 2, Amended and Restated Final Project and Finance Plan (attached), review the Amended & Restated Project and Financing Plan for TIRZ No. 2, and, approve Ordinance on the Amended and Restated TIRZ No. 2 Project and Financing Plan.

Upon a motion by Council Member Daniel and seconded by Council Member Roberts, Council opened the public hearing at 6:47 PM. The motion passed on a 6-0 vote.

There were no speakers in favor or against.

Upon a motion by Council Member Roberts and seconded by Council Member Daniel, Council closed the public hearing at 6:48 PM. The motion passed on a 6-0 vote.

The public hearing was conducted and upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved Ordinance No. 20240423-010 on the Amended & Restated Tax Increment Reinvestment Zone (TIRZ) No. 2 Project (Riverwood Ranch) and the Financing Plan. The motion passed on a 6-0 vote.

11. Conduct a public hearing, discussion, and possible action to approve Resolution No. 20240423-011 2024 Hazard Mitigation Plan.

The presentation was provided by Jamie Praslicka, Director of Emergency Management. Ms. Praslicka stated that the Office of Emergency Management is seeking approval for the 2024 Hazard Mitigation Plan. In collaboration with the Houston-Galveston Area Council, the City of Angleton has developed and implemented its own Hazard Mitigation Plan, which takes into account the potential hazards that Angleton could face. Previously, the City of Angleton was part of the Brazoria County Hazard Mitigation Plan, but it has since taken steps to become independent and develop its own plan.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council opened the public hearing at 6:52 PM. The motion passed on a 6-0 vote.

Chris Whittaker, City Manager stated that he is for the approval of this item.

Upon a motion by Council Member Daniels and seconded by Council Member Roberts, Council closed the public hearing at 6:53 PM. The motion passed on a 6-0 vote.

The public hearing was conducted and upon a motion by Council Member Roberts and seconded by Mayor Pro-Tem Townsend, Council approved Resolution No. 20240423-011 2024 Hazard Mitigation Plan. The motion passed on a 6-0 vote.

REGULAR AGENDA

12. Discussion and possible action on the Brazoria County Courthouse Parking Lot and on-street parking details, including street signage.

The presentation was provided by Lupe Valdez, Police Chief, along with Brazoria County Engineer, Matt Hank and Assistant Brazoria County Engineer, Karen McKinnon. John Peterson with HDR Engineering answered storm drain questions. Chief Valdez stated that the subject property and project area encompasses the four-(4) block area of the Brazoria County Courthouse Annex Project (Locust Street, Arcola Street, Magnolia Street, and Chenango Street. A Key Map was presented as an attachment. The parking around Brazoria County Courthouse and Administration Building is steadily increasing due to the growing County population, size of the jury duty calls, and construction of the new buildings. The County has observed that on-street parking along city streets including Locust, Arcola, Magnolia, and Live Oak has increased since the opening on the new Administration Building. The County constructed two large parking lots including 410 parking spots before the construction of the new building. However, most visitors to the downtown corridor use the on-street parking even before these parking lots are full. Due to the lack of pavement markings and signage along the streets, these visitors are parallel parking along both sides of the streets, and in front of stop signs, crosswalks, and fire hydrants. This non-controlled street parking is creating issues for vehicles traveling these city streets, pedestrians going to the Courthouse, and city residents. The East side of Arcola Street, Live Oak Street, and Magnolia Street are in residential areas and therefore the courthouse parking along these areas is adversely affecting these residents. Brazoria County is requesting that the City of Angleton partner with Brazoria County in installing pavement markings and signage to control parking and direct people to the County parking lots. The County is proposing to add angled parking along the West side of Arcola Street and add "No Parking Anytime" signs along the East side. The County is also proposing that "No Courthouse Parking" signs are installed along the East portion of Live Oak, Locust, and Magnolia Street. Finally, 582 Item 12, the County is proposing the addition of wayfinding signs to help direct traffic to the county parking lots. The exhibit shows the proposed pavement markings and signage plan. Below is the summary of responsibilities that the County is proposing for the City and County. Responsibilities of the City of Angleton include the following: fabricate a total of 42 signs, including "No Parking Anytime," "No Courthouse Parking," and "Stop" Signs (See Exhibit for quantity details); approve pavement marking and

signage installation on City Streets Responsibilities of Brazoria County; fabricate wayfinding signs (See Exhibit for quantity details); install all signs; and install all pavement markings.

Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council approved the Brazoria County Courthouse Parking Lot and on street parking details, including street signage upon the approval of an interlocal agreement. The motion passed on a 6-0 vote.

13. Discussion, update, and possible action on the City of Angleton signage regulations, Section 21.5-20- Signage Maintenance and Removal, regarding the repair or removal of business signs

The presentation was provided by Kyle Reynolds, Assistant Director of Development Services. Mr. Reynolds stated there are signs needing repair or removal and that Code Enforcement can and will enforce Section 21.5-20 of the sign ordinance. Aarons located at 1846 North Velasco, McDonalds located at 1716 North Velasco, TGB located at 1717 North Velasco, Puerto Vallarta located at 1708 North Velasco, Americas Best Value located at 1235 North Velasco, Peters Cut Rate located at 1036 North Velasco, Will Clark Realty located at 1100 North Velasco, and China Wok located at 630 North Velasco have storm damage to their pole signs. China Buffet located at 1227 North Velasco, Durans BBQ located at 2024 East Mulberry, TLC-HCS located at 933 East Mulberry, County Seat Barber located at 1228 East Mulberry, UTMB Health located at 2323 East Mulberry, and the Label Warehouse located at 1220 East Mulberry are closed businesses that need signage removed. MF Nails Strip located at 1121 North Velasco have two old pole signs that need to be removed. Ace Cash Express located at 1103 North Velasco has storm damage to the community sign. Annas House Boutique located at 518 East Mulberry is a residential home that needs old sign removed. The old Pizza Hut located at 911 East Mulberry has an old pole sign that needs to be removed. H&S Gun Club located at 2301 East Mulberry has off premise advertising that needs to be removed. Nenas located at 621 West Mulberry has and old used car pole sign that needs to be removed. Early Bird located at 500 West Mulberry has storm damage to their pole sign and a tattered banner on their building. Jeters Antiques located at 2300 East Mulberry has off premise advertising. Quik Quak Carwash located at 1722 North Velasco has an old Shell pole sign that needs to be removed. Old Hamilton Studio located at 2038 East Mulberry has an old pole sign that needs to be removed. Old Baytown Seafood located at 1527 east Mulberry has an old pole sign. A few banner flags located on Business 288 (North and South) and Highway 35 (North and South) are tethered and need to be removed. Citizen, Barbara Simmons, citizen asked staff and Council about signs on residential fences.

No action was taken.

14. Update and discussion on the status of the March 15th severe storm debris.

The presentation was provided by Jamie Praslicka, Director of Emergency Management. Ms. Praslicka provided an update on the management of the debris from the March 15th severe storm.

No action was taken.

15. Discussion and possible action on a Conceptual Plan for Yaklin Dodge Dealership to be located adjacent and north of the Gulf Coast Ford Dealership property, which is located at 3000 SH 288 Access Road.

The presentation was provided by Otis Spriggs, Director of Development Services and John Peterson, City Engineer with HDR. Mr. Spriggs stated that Yaklin Chrysler Dodge Jeep Ram currently located at 1212 South Velasco Street is in discussion with City Development Staff to relocate to a new site located north of the Gulf Coast Ford Dealership property, which is located at 3000 South Highway 288 Access Road North. The site is currently in the City's extraterritorial jurisdiction. Justin Yaklin, Owner of Yaklin Dodge Dealership introduced the project to gain input on possible services that will be needed from a capacity standpoint on water and sewer.

Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council approved to enter into a development agreement to ensure the City of Angleton bears no cost, that there is voluntary annexation in exchange for sewer and water, and other points of details for Yaklin Dodge Dealership to be located adjacent and north of the Gulf Coast Ford Dealership property, which is located at 3000 South Highway 288 Access Road North. The motion passed on a 6-0 vote.

16. Discussion and possible action to approve Resolution No. 20240423-016 an amended and restated Reimbursement Agreement for Riverwood Ranch North Public Improvement District between the City of Angleton and Riverwood Ranch, LLC, a Texas limited liability company.

The presentation was provided by Otis Spriggs, Director of Development Services, Andrea Barnes, Regional Manager with P3 Works and Michael Foley, Developer. Mr. Spriggs stated that on October 24, 2023, the City Council passed and approved a Resolution No. 20231024-010 creating the Riverwood Ranch North Public Improvement District (the "District") covering approximately 35.608 acres of land described by metes and bounds in said Resolution. The original District that covers Sections 1 and 2 was approved November 12, 2019 (Resolution 20191112-011), with the assessment Ordinance being adopted on December 8, 2020 (20201208-108). On February 13, 2023, City Council discussed and considered the reimbursement agreement for the District and items of reimbursements were discussed including an original request for hardscaped features, recreational amenities, signage etc. Area residents within the existing District appeared before City Council, stressing a need for safe child play and recreational areas. The item was discussed in great detail and postponed, pending further legal and Public Improvement District Administrator's review. As a result, the Developer has provided a concept design and layout, done by a landscaping consultant, and City Council approved the Reimbursement Agreement on March 26, 2023. Mr. Spriggs also stated that since that date our Bond Counsel has notified us that additional detailed language needs to be incorporated into all Public Improvement District reimbursement agreements in which we are levying pursuant to. The added language has been attached in the marked-up copy. Ms. Barnes stated that Bond Counsel included the maximum reimbursement for the playscape in Sections 1

and 2 at \$105,000. Mr. Foley stated that they added soccer goals and are currently receiving bids for the playground.

Upon a motion by Council Member Roberts and seconded by Council Member Daniel, Council approved Resolution No. 20240423-016 an amended and restated Reimbursement Agreement for Riverwood Ranch North Public Improvement District between the City of Angleton and Riverwood Ranch, LLC, a Texas limited liability company. The motion passed on a 6-0 vote.

17. Discussion and possible action to approve a proposal with HDR for Engineering Services for the Henderson Road Roadway Alignment, Amendment No.1.

The presentation was provided by John Peterson, City Engineer with HDR. Mr. Peterson stated that the City has requested HDR provide a fee for the creation of a ten (10) member task force, hold two (2) task force meetings to get input on the cross section of the roadway, document meeting and directions provided, incorporate the task forces direction into the design, and present findings to Council. HDR has provided a proposal to provide the requested services.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council approved a proposal and funding in the amount of \$12,835 with HDR for Engineering Services for the Henderson Road Roadway Alignment, Amendment No. 1.

18. Update, discussion and possible action on the Transportation Alternatives grant for 288B and the proposed utility improvements on 288B from Cedar to Orange.

The presentation was provided by John Peterson, City Engineer with HDR. Mr. Peterson stated that the City met with Texas Department of Transportation (TxDOT) representatives last week to discuss the Transportation Alternatives Grant award for the Downtown Sidewalk Improvement Project from Cedar to Orange and is in the process of reviewing the provided Advance Funding Agreement (AFA) for the Downtown Sidewalk Project. It is estimated that the City will have all requested information over to TxDOT in two (2) weeks. TxDOT will review and provide comments back to the City in approximately six (6) weeks. Once the AFA is agreed upon it will take approximately four (4) to six (6) months to execute. Once executed, TxDOT will meet with the City on the 30 percent design plans submitted and start the design process again. It is estimated that it will take six (6) to seven (7) months to complete the design. The existing sanitary sewer lines have been televised that cross Business 288. The television crews were able to clean majority of the line segments but were not able to televise some of the lines due to access issues (invert built around pipe openings are too small) and debris build up in the line segments. These lines are typically vitrified clay pipe. There are significant number of open joints, cracked pipes, several holes, and grease build up in the collection system. Due to the existing conditions, Cured in Place Pipe is a viable option. Mr. Peterson also stated that the record drawings of the TxDOT storm sewer project that was performed in the late 1990's/early 2000's show that there are conflict boxes along the TxDOT storm sewer where the sanitary sewer crosses. These lines are cased through TxDOT storm sewer system. Therefore, Pipe Bursting is not a viable option.

No action was taken.

19. Discussion and possible action to approve Ordinance No. 20240423-019 Water Conservation Plan.

The presentation was provided by John Peterson, City Engineer with HDR. Mr. Peterson stated that the City's water conservation plan is due May 1st. HDR has updated the City's Water Conservation Plan provided the required ordinance.

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved Ordinance No. 20240423-019 and the City of Angleton Water Conservation Plan 2024.

EXECUTIVE SESSION

The City Council held an executive session at 8:35 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

20. Discussion and possible action on Consultation with Attorney regarding pending or contemplated litigation, pursuant to Section 551.071 of the Texas Local Government Code; (Case No. D-1-GN-23-007785; The City of Grand Prairie Texas, et al v. The State of Texas).

OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 9:06 P.M. pursuant to the provisions of Chapter 551 Texas Government Code to take action, if any, on item(s) discussed during Closed Executive Session.

No action taken.

ADJOURNMENT

The meeting was adjourned at 9:06 P.M.

These minutes were approved by Angleton City Council on this the 25th day of June, 2024.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST

Michelle Perez, TRMC
City Secretary