



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 14, 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 6:01 P.M.

PRESENT

Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Cecil Booth
Council Member Terry Roberts
Council Member Christiene Daniel
Council Member Tanner Sartin

City Manager Chris Whittaker
City Attorney Grady Randle
City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Council Member Sartin led the Pledge of Allegiance.

INVOCATION

Council Member Booth gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

No one spoke.

CEREMONIAL PRESENTATIONS

1. Presentation of employee service award.

Colleen Martin, Director of Human Resources, presented the Service Award to Sergeant Carlos Cobos of the Angleton Police Department for 5 years of service.

CONSENT AGENDA

2. Discussion and possible action to approve Resolution No. 20250114-002 the surplus of two Angleton Fire Department vehicles.
3. Discussion and possible action to approve Ordinance No. 20250114-003 amending the Code of Ordinances, City of Angleton, Texas, Chapter 9, Garbage and Refuse Collection Rate; Revising and Providing for an Increase in the Rates to be charged for Solid Waste Collection; Providing for Repeal of Conflicting Ordinances.
4. Discussion and possible action on a Final Plat for Ashland Model Home Park clearing all referral agency conditions.
5. Discussion and possible action on a Final Plat for Ashland Section 1 to clear all conditions of the August 22, 2023 approval.
6. Discussion and possible action on a Final Plat for Ashland Section 2 to clear all conditions regarding referral agency approvals.
7. Discussion and possible action on the Final Plat of the Ashland Coral Haven Lane Street Dedication to clear all referral agency conditions.
8. Discussion and possible action on the Final Plat for Ashland Street Dedication Section 1 and Reserves to remove all conditions of the August 22, 2023 approval.
9. Discussion and possible action on the Final Plat of the Ashland Street Dedication Section 2 clearing all conditions of the August 22, 2023 approval.
10. Discussion and possible action on the Final Plat of the Ashland Street Dedication Section 3 to clear all conditions of the August 22, 2023 approval.
11. Discussion and possible action on a Final Plat for Ashland Development Water Plant to clear all conditions of the August 22, 2023 approval by Council.
12. Discussion and possible action on a Final Plat for Ashland Utility and Lift Station Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-81 & A-82, Brazoria County, Texas as submitted by Ashton Gray Development to remove all referral agency conditions.
13. Discussion and possible action on the Final Plat for Ashland Development Wastewater Treatment Plant to clear all conditions of the August 22, 2023 approval by Council.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Booth, Council approved the consent agenda and pulled agenda item No. 5 for discussion and approved consent agenda items 2. Discussion and possible action to approve Resolution No. 20250114-002 the surplus of two Angleton Fire Department vehicles; 3. Discussion and possible action to approve Ordinance No. 20250114-003 amending the Code of Ordinances, City of Angleton, Texas, Chapter 9, Garbage and Refuse Collection Rate; Revising and Providing for an Increase in the Rates to be charged for Solid Waste Collection; Providing for Repeal of Conflicting Ordinances; 4. Discussion and possible action on a Final Plat for Ashland Model Home Park clearing all referral agency

conditions; 5. Discussion and possible action on a Final Plat for Ashland Section 1 to clear all conditions of the August 22, 2023 approval. 6. Discussion and possible action on a Final Plat for Ashland Section 2 to clear all conditions regarding referral agency approvals. 7. Discussion and possible action on the Final Plat of the Ashland Coral Haven Lane Street Dedication to clear all referral agency conditions; 8. Discussion and possible action on the Final Plat for Ashland Street Dedication Section 1 and Reserves to remove all conditions of the August 22, 2023 approval; 9. Discussion and possible action on the Final Plat of the Ashland Street Dedication Section 2 clearing all conditions of the August 22, 2023 approval; 10. Discussion and possible action on the Final Plat of the Ashland Street Dedication Section 3 to clear all conditions of the August 22, 2023 approval; 11. Discussion and possible action on a Final Plat for Ashland Development Water Plant to clear all conditions of the August 22, 2023 approval by Council; 12. Discussion and possible action on a Final Plat for Ashland Utility and Lift Station Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-81 & A-82, Brazoria County, Texas as submitted by Ashton Gray Development to remove all referral agency conditions; and 13. Discussion and possible action on the Final Plat for Ashland Development Wastewater Treatment Plant to clear all conditions of the August 22, 2023 approval by Council.

Upon an amended motion by Mayor Pro-Tem Townsend and seconded by Council Member Booth, Council approved consent agenda items No. 2, 3, 4, 7, 8, 9, 10, 11, 12 and pulled agenda items No. 5 and 6 for discussion. The motion passed on a 6-0 vote.

REGULAR AGENDA

5. Discussion and possible action on a Final Plat for Ashland Section 1 to clear all conditions of the August 22, 2023, Council approval.

Mayor Pro-Tem Townsend had the same question for both agenda items No. 5 & 6 regarding orienting a fire station. Mr. Spriggs stated the developer will attend the next meeting and present the two options of the fire station.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved a Final Plat for Ashland Section 1 to clear all conditions of the August 22, 2023, approval. The motion passed on a 6-0 vote.

6. Discussion and possible action on a Final Plat for Ashland Section 2 to clear all conditions regarding referral agency approvals.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved a Final Plat for Ashland Section 2 to clear all conditions regarding referral agency approvals. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

14. Conduct a public hearing, discussion, and possible action on Ordinance No. 20250114-014 approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to PD, Planned Development Overlay District, with a base LI- Light Industrial District for an RV/Boat parking use on approximately 2.359 acres (Part of Property ID:

171030), for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas.

Otis Spriggs, Director of Development Services, introduced the agenda item and stated that Ahsan Sattar of EDD Investment Group LLC requests to amend the Zoning Map from MFR-29, Multi-family Residential District to a L-1 Industrial Base District on approximately 2.594 acres (Part of Property ID: 171030, A0375 IT TINSLEY TRACT 128B1-128B2, ACRES 4.868 (ANGLETON), for property located at the rear of 105 Cemetery Road. Note that this agenda item is a resubmittal and modification of this rezoning petition as a Planned Development District. Public notice letters were sent to all property owners within a 200-foot radius of the subject property in accordance with the provisions of the L.G.C. Chapter 211, and legal notices were published in the local newspaper for this public hearing. Property owner names and addresses were located using the Brazoria County Appraisal District information. The requester wishes to rezone the property to Planned District with a L-1 Industrial Base District, in order to improve the property for RV and Boat Parking. The current property owner also owns and operates the two apartment structures along the property frontage. The subject site will be accessed in the area between those two tracts of land. A preliminary layout has been provided; however, a final site plan shall be submitted and approved by the Planning Commission prior to any construction.

Council Member Booth stated to the East of the storage buildings and just to the west of the apartment building there is an alley way that people have been using for years to get to their property and should be allowed to continue to use it. Mr. Spriggs stated as part of the site plan dating that they will make sure there are no access issues.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council opened the public hearing at 6:17 P.M. The motion passed on a 6-0 vote.

There were no speakers in favor or against.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council closed the public hearing at 6:17 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Booth and seconded by Council Member Sartin, Council approved Ordinance No. 20250114-014 approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to PD, Planned Development Overlay District, with a base LI- Light Industrial District for an RV/Boat parking use on approximately 2.359 acres (Part of Property ID: 171030), for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas. The motion passed on a 6-0 vote.

15. Conduct a public hearing, discussion, and possible action on the proposed City of Angleton Comprehensive Fee Schedule as related to the User Fee Study.

Otis Spriggs, Director of Development Services, introduced the agenda item and stated that the city has contracted with Ardurra/Gunda to overhaul the City of Angleton

Comprehensive Fee Schedule. To accommodate additional forums to allow for public input, Staff presented the Development related fees that have proposed changes to the Planning and Zoning Commission for additional feedback during the last two (2) regular scheduled meetings. Comments and input were received and considered. Staff also held a Comprehensive Fee Schedule workshop on July 25, 2024, before the developers and the general public to gain input and comments. A Developer's Work-session to review the Development related Fees was held on Tuesday, August 6, 2024, on Zoom in the Council Chambers at Noon.

Staff requests that the City Council continues the Public Hearing, provide for discussion and feedback, as we work towards final consideration and action.

There were no speakers in favor or against.

Council kept the public hearing open.

REGULAR AGENDA

16. Update and discussion on road and drainage projects for Henderson Road Project, Street Bond Package III, and Texian Trail.

John Peterson, City Engineer with HDR, gave an update and provided a PowerPoint presentation on the Henderson Road Project, Street Bond Package III, and Texian Trail.

Mr. Peterson discussed Texian Trail and stated they are waiting to hear from AT&T before moving forward and going out for bid. Council directed Mr. Peterson to move forward with the bidding process with the caveat that the contractor is aware that we are waiting on AT&T before moving forward.

Mr. Peterson presented a PowerPoint and discussed the Henderson Road Project and stated different studies were combined. It's 10,200 linear feet of roadway, the major east-west corridor in the city of Angleton. The plan is to enhance safety, mobility, and drainage throughout the area and to manage congestion and future growth. About 2,200 new residential dwellings are expected on the north side of the community that would have access to Henderson, so we want to make sure that we provide the area of relief before it really hits. In 2021, the City did the Henderson corridor traffic study and what was found was that due to the future development and the current and the diminishing returns to the effectiveness of the roadway intersections, that we need to go ahead and start looking at increasing the roadway from a two to four lane boulevard. We were going to add some signalized intersections with additional turn lanes at Valderas, Downing, Heritage Park/Buchta Drive for Buchta Road, and additional turn lanes on 288b and another one at Meadowview Drive. For pedestrian safeties, anything west of Downing, there is no sidewalks out there for anybody wanting to walk back towards the school, so it's one of those areas that really needs to be addressed. One of the recommendations is an eight foot shared pedestrian path for bicyclists and pedestrians to get them off the road. Also, there are some sections of five foot sidewalk, intersection upgrades to comply with Adult Disabilities Act (ADA) standards to bring them up to compliance, and some safety crossings with Buchta crossing across

the boulevard sections. Looking over the drainage study and the impact using the Angleton Drainage District standards. The city will have to enclose the large drainage ditch along Henderson. This will create enough space for the boulevard section, the eight foot sidewalk, and the other improvements. The existing capacity of this drainage system will be improved. Currently, it's about a 20-25 year system. It will be brought up to a 100 year capacity, reducing the flooding. The drainage improvements include installing a 42 inch pipe to 60 inch reinforced concrete pipe (RCP), beginning on the east side of Henderson near Highway 35, that will outfall into the rancho ditch. The other one is dual 54, starting near Highway 288b and extending back to the east where it will become 5x10, and will outfall into the existing outfall will put another system beside the two. There will be three out falling into Brushy Bayou, so there will be two distinct drainage or drainage systems on this project.

A Henderson Road Task Force was created that included people such as the Angleton Fire Department, the Police Department, Good Shepherd Lutherans Church, Angleton Independent School District, City Council members, Texas Dow Credit Union, Rancho Isabella, and Heritage Oaks residents from the Homeowners Associations or people representing those particular subdivisions. When the task force was started there were two cross sections that were being looked at that had been discussed previously with council. One was a full boulevard section with a 14 foot median with 12 foot, 13 foot roads going each way and the other one was one with no medians. The Task Force took a look at the locations of the medians, and the placement of the sidewalks and shared use. The four factors that kept coming up was total project time, how long is this is going to take public safety. Angleton Police Department was in favor of the medians and the Angleton Fire Department raised some concerns with the maneuverability of these large trucks going through that corridor. The other thing is public perception and if the city does have to acquire property, eminent domain is very polarizing, costly, and time consuming. Finally, it's the total project cost. The more property you have to acquire, the more expensive this process, the process will be much less just the cost to acquire that property. Those were the four factors that kept coming up over and over again to start driving how we're going to come together on this. At Highway 288B to Downing, due to the business and the amount of traffic return in there, it was identified that there would be a smaller median, not a 14 foot median, a nine foot median from Hwy 288B to Valderas, also in front of the Angleton Middle School. Two mid-block left turn lanes were added to help the movement of traffic in that area. One is going to be in front of Master Lee's Taekwondo, the other one's going to be in front of Angleton Middle School. The rest of the street will be with no medians with striping only. Other things that we talked about was eight foot shared use path from Highway 288B, all the way down close to 35. The five foot sidewalks were stopped in certain locations where development was coming in. There's no reason to put a sidewalk that will be tore up by a development. Meetings have been held with Angleton Independent School District and discussed three driveways to be closed and three will remain. We held meetings with Texas Dow Employee Credit Union (TDECU) and discussed the traffic flow pattern at the bank, evaluated closing one driveway and TDECU is conducting traffic monitoring and determining the effects of closing a driveway, and that decision will be made as we get closer into the design phase.

Mr. Peterson stated the second Task Force meeting was held on September 18, 2024, they focused on turn lanes at the Highway 288B and Henderson Road intersection, improvements from Buchta Road to Highway 35, and construction phasing. Traffic models indicated the need for dual left turn lanes at State Highway (SH) 288B; however, the task force recommended a single lane that could serve as both a left turn and through lane. This will reduce the amount of additional right-of-way and save cost to the city. During the design phase HDR will coordinate with the Texas Department of Transportation (TxDOT) on signal timing at SH 288B for this option. The potential for only installing a two-lane roadway cross section from Meadowview Street to SH 35 due to current traffic loading was discussed. However, for planning and budgeting purposes, we will continue with the four-lane boulevard section and determine if a boulevard section is required during the final design. There will be four phases in the project. Phase One will be the outfall, the additional 10x5 and 310x5 will go all the way to the North side of Downing; Phase Two will pick it up from North Side of Downing to the South side of Valderas; Phase Three will be from Valderas to SH 288B and Phase Four will be on the west side, essentially from where phase one stopped all the way back to Highway 35. Mr. Peterson stated they coordinated with CenterPoint, AT&T, Comcast and Texas New Mexico and put together a list of 128 utility conflicts for now to begin putting a cost to it to give a more up to date cost. There could be more in the future. Mr. Peterson discussed drainage mitigation and stated to accommodate roadway improvements and future development that 45.3 acre-feet of detention is required. The city partnered with Angleton Drainage District (ADD), which has permitting authority and maintenance responsibility on Brushy Bayou. ADD has stated they will provide the necessary detention at the Rabb Road Regional Detention Facility to mitigate impacts of the proposed improvements. Mr. Peterson discussed each phase and cost. Phase 1 begins at the outfall past Butcha Road and heads west 2,750 feet to the west side of Downing Street with a total construction cost of \$21,958,187.18. Phase 2 starts from the end of Phase 1 and heads west 2,975 feet to North Valderas Street with a total construction cost of \$15,123,182.77. Phase 3 starts from the end of Phase 2 and heads west 1,300 feet to SH 288B with a total construction cost of \$7,990,821.79. Phase 4 begins near Heritage Park (Phase 1 starting point) and heads east 3,100 feet to Hwy 35 with a total construction cost of \$11,750,807.99. The total cost estimate for the project is \$65,762,289.83 that includes general items, drainage, paving and roadway, utilities and professional services. Mr. Peterson stated the city and HDR submitted an application for a transportation Improvement Program (TIP) grant through the Houston Galveston Area Council (HGAC) for the Road Improvement Project. To advance to the Benefit Cost Analysis phase, the project required a minimum score of 50 and Henderson Road scored an 84. On the cost benefit analysis section, Henderson Road needed to score a 1.0 and scored a 1.50. These services indicate a strong chance of receiving funding, which would ultimately mean that the city would only match 20% of the total cost of the project.

Council and Mr. Peterson entered a discussion to add a divider for a right turn only exiting the subdivision on Rosewood Lane/Henderson Road.

Mr. Peterson presented a PowerPoint and discussed 2023 Street Bond Project Phase III.

Mr. Peterson discussed North Parrish and stated there will be some modifications to North Parrish at the Angleton Independent School District (AISD) roadway and parking. The roadway is elevated with very shallow drainage. It's only 19 feet wide and has limited depth at its outfall. The road bends at the AISD facility and that's where the modifications are to bring to city standards that consist of a curb and gutter roadway. The roadway will have to be lowered between a foot and half to two and a half feet to allow the sheet water to flow from the right-of-way to over the back of the curb and go into the proposed roadway into the drainage system inlets. The proposed section is going to be a 28-foot back-to-back six-inch curb and gutter. The street is going to be part of the drainage. Parking spaces will be in front of the front doors, keeping as many parking spaces as possible. Adding an 11-foot van accessible parking space and another parking space for a handicap vehicle. The project is currently awaiting TxDOT's approval.

Mr. Peterson discussed Silver Saddle Drive and stated the existing pavement narrows down to 11, 10, and 12 foot wide where only one car can go through and there is zero drainage which is why the road is failing. The proposal is to put an 18-foot elevated asphalt roadway without changing the characteristics of the neighborhood. The project is currently awaiting TxDOT's approval.

The total project cost for both Parish and Silver Saddle is \$3,403,742.00

No action was taken.

17. Update and discussion on the water bill contributions for retired firefighters and retired Emergency Management Service (EMS) volunteers.

Colleen Martin, Director of Human Resources, addressed council and stated a stipend covering the base water, sewage, and garbage rates was being provided to retired firefighters and retired Emergency Management Service (EMS) volunteers. There are no records of this agreement but according to Susie Hernandez's recollection, Interim Finance Director, it goes as far back as 1997. During the budget process the City Attorney read that the city was contributing these funds and advised the city against it. As of October 25, 2024, that stipend was removed, impacting 11 retired volunteer firefighters and three EMS personnel.

Lucille Maes, Retired EMS Chief, addressed council and expressed her concern regarding the handling of the communications involving Chief Ayers as he was not notified, nor was anyone else notified in fire or EMS personnel. Ms. Maes urged the council to reinstate the stipend to ensure that the retired individuals are treated with respect and recognition that they have earned.

City Attorney, Grady Randle, addressed council and stated the State Constitution adopted in 1876 prohibits the spending of public money for private purposes on private property or to individuals. Article 3 Section 51 says the legislature shall have no power to make any grant of public monies to any individual, association of individuals, municipal, or other corporations whatsoever, provided that provisions of this section should not be construed to prevent the grant of aid in case of a public calamity. Article

16, Section 6 of the constitution says no appropriation for private or individual purposes shall be made unless authorized by this constitution. This constitution does not authorize it. Penal Code 39, Section 2A2C says this is an abuse of office, and is punishable from a Class C misdemeanor, which is the least crime to a third-degree felony for a public official who knowingly misappropriated funds.

Mayor Wright apologized for the way the retired volunteer fire fighters and EMS were notified. Mayor Wright requested for the City Attorney to research another way to provide this to the retired volunteers and bring it back to council.

No action was taken.

- 18. Discussion and possible action to approve Resolution No. 20250114-018 consenting to the City of Angleton's participation in Texas Class Investment Pool consistent with Chapter 2256 of Texas Local Government Code and naming authorized signers.**

Lindsay Koskiniemi, Interim Finance Director, introduced the agenda item.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council approved Resolution No. 20250114-018 consenting to the City of Angleton's participation in Texas Class Investment Pool consistent with Chapter 2256 of Texas Local Government Code and naming authorized signers. The motion passed on a 6-0 vote.

- 19. Discussion and possible action on a year-to-date budget-to-actual report for the first quarter of Fiscal Year 2024-2025.**

Lindsay Koskiniemi, Interim Finance Director, addressed council and stated that she was not able to get the entries prepared to run an actual budget report to council and requested to present the report at the next council meeting. Mayor requested to receive the sales tax for each period as it comes in.

No action was taken.

- 20. Discussion and possible action on a presentation of the Fiscal Year 2024 – 2025 budget book, findings, and development of a plan to balance budget.**

Lindsay Koskiniemi, Interim Finance Director, introduced the agenda item.

Ms. Koskiniemi stated there were a couple of discrepancies throughout reconstructing the budget. The property tax revenue was overstated; council comments made at the September 10 meeting were not made to the budget, those changes have now been made; and the 2% cost of living adjustment (COLA) was incorporated. Ms. Koskiniemi stated she discovered that significant transfers from the Utility Fund into the General Fund were made to balance the budget and this can't continue. These need to be segregated so that council understands what the property tax rate and utility rate should be to know what it is to cover operational cost.

Susie Hernandez, Finance Department, addressed council and stated in 2023 the general fund balance was \$3 Million, in 2024 the General Fund ended in a deficit of \$670,000. There were two bonds that were overspent, Fund 129 was overspent by \$25,000 and Fund 132 overspent by \$13,000. The financial policy states that the General Fund has to absorb any deficits within the funds bringing the General fund down to \$1,000,005 for FY 24. Recommend taking the money from the Street Fund of the \$2 Million it holds and let it subsidize the General Fund for this budget with the plan to do budget amendments and a payment plan to pay back the Street Fund.

No action was taken.

21. Update and discussion on the Finance Director vacancy.

There was no discussion.

EXECUTIVE SESSION

The City Council held executive session at 8:49 PM pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

22. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 9:17 PM pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

22. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

No action was taken.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Council Member Booth stated he would like an update on the Lead and Copper project and Sanitary Sewer study from Freese and Nichols.

Mayor Pro-Tem Townsend stated he would like an update on the Finance Director vacant position.

Mayor Wright stated he would like to receive an update on the King Municipal Operations Center (KMOC) building and annex.

ADJOURNMENT

The meeting was adjourned at 9:22 P.M.

These minutes were approved by Angleton City Council on this the 25th day of March 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary