



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, DECEMBER 10, 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 Christiene Daniel  
Council Member Tanner Sartin

City Manager Chris Whittaker  
City Attorney Judith El Masri  
City Secretary Michelle Perez

#### **PLEDGE OF ALLEGIANCE**

Council Member Council Member Booth 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.

Mayor Wright recognized Daniel Hunger for fifteen years of service with the City in the Public Works Department. Mr. Hunger was unable to attend the meeting to accept the award.

**Mayor moved to the Consent Agenda.**

## **CONSENT AGENDA**

4. Discussion and possible action to approve the City Council minutes for September 10, September 24, October 8, and October 22, 2024.
5. Discussion and possible action declaring the surplus of two Angleton Fire Department vehicles.
6. Discussion and possible action to approve Waste Connections rate adjustment of 2.6% on the January billing cycle.
7. Discussion and possible action authorizing the Mayor to execute settlement participation documents to resolve Opioid-related claims against Kroger.

**Upon a motion by Council Member Roberts and seconded by Council Member Sartin, Council Member approved consent agenda items 4. Discussion and possible action to approve the City Council minutes for September 10, September 24, October 8, and October 22, 2024; 5. Discussion and possible action declaring the surplus of two Angleton Fire Department vehicles; 6. Discussion and possible action to approve Waste Connections rate adjustment of 2.6% on the January billing cycle; and 7. Discussion and possible action authorizing the Mayor to execute settlement participation documents to resolve Opioid-related claims against Kroger. The motion was passed on a 6-0 vote.**

**Mayor moved to item No. 9**

## **PUBLIC HEARINGS AND ACTION ITEMS**

9. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20241210-009 a request to amend the Zoning Map from MFR-29, Multi-family Residential District to LI- Light Industrial District on approximately 2.594 acres for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas.

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

**Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council opened the Public Hearing at 6:11 P.M. The motion was passed on a 6-0 vote.**

**Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council closed the Public Hearing at 6:13 P.M. The motion was approved on a 6-0 vote.**

**Upon a motion by Council Member Booth and seconded by Mayor Pro-Tem Townsend, Council approved for the property owner to bring back the item as a Planned Unit Development. The motion was approved on a 6-0 vote.**

**Mayor moved to agenda item No. 11**

## REGULAR AGENDA

11. Discussion and possible action to approve the installation of pickleball courts with parkland dedication fees and authorize the City Manager to execute the BuyBoard proposals.

Megan Mainer, Director of Parks and Recreation, introduced the agenda item and stated that in 2023, the City of Angleton and the Angleton Independent School District (AISD) executed an interlocal agreement to have amenities and facilities repaired, maintained, and developed on AISD property in the City located at 1900 Downing (referred to as Downing tennis courts) to the benefit both the City, its citizens, and visitors, and the District, the students, and visitors of the District. The renovations of the facility were completed in November 2023.

In April 2024, the city received complaints about cracked surfacing at the Downing tennis courts. Staff did an onsite inspection and found several cracks as well as tape on courts to outline additional pickleball courts (one of five was lined with pickleball lines). Staff had the contractor address cracks and requested a proposal for additional pickleball court lines. On August 6, 2024, Phil Edwards approved the proposal to proceed with pickleball lines on the remaining four courts (\$3400). On September 26, 2024, pickleball lines were installed.

On November 2, the Gulf Coast Tennis Association contacted the Director and discussed the issues created for planned and future Gulf Coast Tennis Association and AISD tennis programming due to the added pickleball lines. United States Tennis Association (USTA) and University Interscholastic League (UIL) tennis do not allow pickleball lines on tennis courts for sanctioned events. Staff requested a proposal to remove the lines recently added as well as costs associated with installing four pickleball courts at Bates Park on the underutilized parking pad (old Bates tennis court).

Funding is available in parkland dedication fees for these improvements and would allow the Downing tennis courts to be utilized for tennis only and also provide dedicated pickleball courts at an alternate location.

Mayor Pro-Tem Townsend stated he sees this as a temporary solution and would like this added to the Park Masterplan to add pickle ball permanently at a better location.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the installation of four pickleball courts and fencing at Bates Park and the removal of the pickle ball lines at Downing tennis courts with parkland dedication fees and authorize the City Manager to execute the BuyBoard proposals. The motion was approved on a 6-0 vote.

Mayor Pro-Tem requested for signage at the tennis court to be posted.

Mayor moved to Executive Session

## EXECUTIVE SESSION

The City Council held an executive session at 6:48 PM pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

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

**This executive session item was removed from the agenda.**

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

## **OPEN SESSION**

The City Council adjourned Executive Session and reconvened into Open Session at 7:41 PM pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

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

**No action was taken.**

**Mayor moved to item No. 8**

## **PUBLIC HEARINGS AND ACTION ITEMS**

8. Conduct a public hearing, discussion, update, 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.**

**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.**

**Staff requested that the City Council hold a second public hearing as staff work towards final consideration and action.**

**Mr. Spriggs provided council with the proposed changes, including the existing adopted fees and comparisons with surrounding communities.**

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council opened the Public Hearing at 7:48 P.M. The motion was passed on a 6-0 vote.

Council left the Public Hearing open until the next meeting.

## REGULAR AGENDA

10. Update, discussion, and possible action of the progress and timeline of the expedited Wastewater Treatment Plant Improvements Project by Schneider Electric.

Brian Pottenger & Matt Lombardo with Schnieder Electric addressed council and presented a PowerPoint presentation to give an update on the wastewater plant project. The presentation was on the Development Process and Project Communication; Project Progress to date; Upcoming Project Milestones; Project Schedule and Funding Plan; Upcoming Financial Milestones; and Upcoming Activities by Month.

Council agreed that they prefer the \$6 Million project number.

Joe Morrow with Securities addressed Council and discussed having a rate study for the rate increase. The plan is for the system to cover the cost and a rate increase is needed and is a good idea when the city is taking on a \$8 Million project.

The scope items in development are: 1. Aeration Blower and Controls 2. Aeration Diffusers 3. Plant Water Reuse. The next steps include: 1. Sewer Rate Study 2. Certificate of Obligation 3. Procurement Amendment.

12. Discussion and possible action in selecting the properties for Wind and Hail insurance as part of the City's property insurance program for a policy beginning February 16, 2025.

Colleen Martin, Director of Human Services, presented the agenda item and stated each year, the City of Angleton purchases Wind & Hail insurance as part of the property insurance program. The current policies will expire on February 15, 2025. Over the past five (5) years, the City has made two windstorm claims: one in 2021 after Hurricane Nicholas, which paid \$18,809.70, and one in 2024, after Hurricane Beryl, which paid \$1,152. In 2024, the City paid \$369,416 in windstorm/hail premiums, which included Wind Buydown Deductibles. A deductible buydown is an insurance contract provision that allows an insured party to pay a higher premium to reduce the deductible we will have to pay if we make a claim. The insured buildings, the total insured value required by Texas Windstorm Insurance Association (TWIA), and the associated carriers and deductibles are attached. Velocity and Lloyds are Surplus Lines, and their coverage includes a Surplus Lines Fee and Stamping Tax

Council Member stated to go for a higher deductible and put that deductible aside. Ms. Martin stated the City can raise the deductible but will have fewer city properties covered by insurance because they do not meet the deductible.

Council requested for Ms. Martin to receive quotes from everyone to see if she can get a different deductible and bring it back to council.

13. Discussion and possible action on approving Ordinance No. 20241210-013 amending the Fiscal Year 2024 - 2025 Budget.

This item was removed from the agenda.

#### COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright stated he would like to have a discussion on the water fees for retired EMS and Fire and would also like an update on the first quarter budget.

Council Member Roberts stated he would like to see if the budget book has been closed out from last year.

Mayor Pro-Tem stated he would like an update on a Finance Director.

Council Member requested a monthly status on Parrish and Silver Saddle Street project.

Mayor and Council announced their gratitude and appreciation to staff on the Heart of Christmas.

#### ADJOURNMENT

The meeting was adjourned at 8:31 P.M.

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

CITY OF ANGLETON, TEXAS

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John Wright  
Mayor

ATTEST:

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Michelle Perez, TRMC , CMC  
City Secretary