



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 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 Mark Gongora  
Council Member Terry Roberts  
Council Member Christiene Daniel  
Council Member Tanner Sartin

City Manager Chris Whittaker  
City Attorney Judith El Masri  
Assistant City Secretary Desiree Henson

#### PLEDGE OF ALLEGIANCE

Council Member Roberts led the Pledge of Allegiance.

#### INVOCATION

Council Member Booth led the invocation.

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

#### CONSENT AGENDA

1. Discussion and possible action on approving Resolution No. 20240123-001 amending the Procurement Policy, establishing procedures for Federal Grants.
2. Discussion and possible action on approving Resolution No. 20240123-002 on 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.

3. Discussion and possible action on approving the September 12, September 19, September 26, October 10 and October 24, 2023, City Council meeting minutes.

Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council moved to approve consent agenda items: 1. Discussion and possible action on approving Resolution No. 20240123-001 amending the Procurement Policy, establishing procedures for Federal Grants 2. Discussion and possible action on approving Resolution No. 20240123-002 on 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. 3. Discussion and possible action on approving the September 12, September 19, September 26, October 10 and October 24, 2023, City Council meeting minutes. The motion passed on a 6-0.

## REGULAR AGENDA

4. Discussion and possible action on approving the 2024 Athletic Sports Association agreement and Athletic Complex Maintenance Standards and authorize the City Manager to execute the agreement.

**Megan Mainer, Director of Parks and Recreation presented the item.**

Upon a motion by Council Member Townsend and seconded by Council Member Roberts, Council moved to approve the 2024 Athletic Sports Association agreement and Athletic Complex Maintenance Standards and authorize the City Manager to execute the agreement. The motion passed on a 6-0 vote.

5. Update, discussion, and possible action on the City Hall Annex.

**John Deptuch, Safety and Facilities Coordinator presented a PowerPoint presentation to Council and presented the floor plan that is divided into 3 spaces that consist of City personnel space and 2 lease spaces. The cost of the remodel for the lease side space totals \$99,565 and the city personnel side will cost \$444,615.**

**Chris Whittaker, City Manager, proposed three options for funding. He suggested to pay out of the current bond, add to the next bond or take funds from the utility and general fund and preserve the current bond.**

**Council gave the direction to staff to use \$300,000 out of the current bond for streets and put it back in for streets with the new bond.**

6. Discussion and possible action on approving Aqua-Metric to complete the Advanced Metering Infrastructure (AMI) water meter project.

Hector Renteria, Director of Public Works, addressed Council and stated The City of Angleton needs to complete the final exchange of water meters across the city. This project will conclude the city-wide Advanced Metering Infrastructure (AMI) water meter upgrades. This project will consist of a survey of the remaining meters to be changed initially and then the exchange of each meter to an AMI meter. Aqua-Metric is the sole source for the Sensus brand of meters and the expenditure for the meters is exempt from Texas Local Government Code 252.022 Municipal Procurement Requirements. There was a total of \$1,000,000 in fees, minus the use of \$247,700 for the Utility Master Plan, and the Impact Fee Study of \$40,000. This leaves \$712,300 for use on this project for funding.

Irene Mathis with Aqua-Metric, Mr. Renteria, and Council discussed giving residents at least a day prior notice before exchanging the meters on their property.

Upon a motion by Council Member Roberts to approve Aqua-Metric to complete the Advanced Metering Infrastructure (AMI) water meter project.

An amended motion by Council Member Roberts and seconded by Council Member Booth, Council moved to approve Aqua-Metric to complete the Advanced Metering Infrastructure (AMI) water meter project and will be funded by capacity acquisition fees. The motion passed on a 6-0 vote.

7. Discussion and possible action on projects to be included in the 2024 Certificates of Obligation.

Phil Conner, Director of Finance, addressed Council and presented the projects for the 2024 Certificates of Obligation that are Henderson Road (to begin at the east end), Downtown Project (\$1,500,000), Police Department expansion (\$2,000,000), Animal Shelter expansion (\$1,500,000), sidewalks, and streets (Dwyer St., Gifford, and Cemetery).

Mr. Connor stated Staff has identified an alternative financing source – Texas Department of Transportation (TxDOT) State Infrastructure Bank (SIB), which could be used to pay for the City’s portion of the Downtown Project and Henderson Road. The SIB program is used to help fund eligible transportation projects. Mr. Connor introduced Dallas Teston, State Infrastructure Bank Program Lead with Texas Department of Transportation. Mr. Teston gave a PowerPoint presentation on the TxDOT State Infrastructure Bank loans, eligibility, interest fees, low cost of borrowing, repayment terms, and the process.

Council gave direction for a \$10,300,000 bond with \$5,300,000 to be assigned to streets and \$5,000,000 for the current listed amounts above.

8. Discussion and possible action on approving Resolution No. 20240123-008; resolution by the City Council of the City of Angleton, Texas, authorizing publication of Notice of Intention to Issue Certificates of Obligation; and approving other matters incidental thereto.

Megan Mainer, Director of Parks and Recreation, addressed Council and stated the City Council of the City of Angleton, Texas is considering the issuance of a series of certificates of obligation to fund all or any part of the costs associated with 1. The construction, acquisition, renovation and improvement of City-owned parks and recreational facilities within the City, including the Angleton Recreation Center, Abigail Arias Park, Freedom Park and BG Peck Soccer Complex; 2. The construction of drainage improvements, and 3. The costs of professional services related thereto in conjunction with the Angleton Better Living Corporation (the ABLC). It is the City's intent that the debt service on the proposed certificates of obligation will be paid from funds provided by the ABLC under a contract with the City. If the resolution is approved by City Council, the City Secretary will publish and post in the manner required by law Exhibit A enclosed, notice of the City's intention to issue the Certificates. If the resolution is approved by City Council, the Notice shall be published once a week for two (2) consecutive weeks in a newspaper that is of general circulation in the City, the date of the first publication to be before the 45th day before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City's website for at least 45 days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. The determination as to the approval of the sale of the Certificates of Obligation would take place at a meeting to be held on March 12, 2024. For the purposes of the Notice, the resolution designates as self-supporting those public securities listed in the attached Exhibit B enclosed, the debt service on which the City currently pays from sources other than ad valorem tax collections. 109 Item 8. The resolution also contains findings and determinations that serve as the City's official declaration of intent under federal tax law to reimburse itself from proceeds of the Certificates in the maximum principal amount and for expenditures paid in connection with the projects, each as set forth in Exhibit A. If the resolution is approved by City Council, the City's financial advisor, Hilltop Securities Inc., and bond counsel, Bracewell LLP, will be authorized and directed to proceed with the necessary arrangements for the sale of the Certificates. It further authorizes the preparation and distribution of a Preliminary Official Statement and Notice of Sale relating to the Certificates and authorizes the Mayor, City Manager, or Finance Director to approve the final form of and deem final the Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

Jonathan Frels, Bond Counsel with Bracewell presented information on the timeline of the certificate of obligation.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council moved to approve Resolution No. 20240123-008; resolution by the City Council of the City of Angleton, Texas, authorizing publication of Notice of Intention to Issue Certificates of Obligation; and approving other matters incidental thereto. The motion passed on a 6-0 vote.

9. Discussion, and possible action on selecting a date and time for the 2024 Council Strategic Planning Workshop.

**Chris Whittaker, City Manager, presented the item on behalf of Otis Spriggs, Director of Development Services. Council gave direction to hold the 2024 Council Strategic Planning Workshop.**

**Council gave direction to hold the Strategic Planning Meeting on a Friday of the 3<sup>rd</sup> or 4<sup>th</sup> week of July.**

## **EXECUTIVE SESSION**

The City Council convened into executive session at 8:51 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

10. 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. (Presiding Associate Municipal Court Judge).
11. Discussion and possible action on personnel matters, to 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. (Tax Increment Reinvestment Zone No. 2 Board of Directors)

## **OPEN SESSION**

The City Council adjourned Executive Session and reconvened into Open Session at 9:18 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

10. 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. (Presiding Associate Municipal Court Judge).

**Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin to give the Presiding Associate Municipal Court Judge a 3% increase in pay. The motion passed on a 6-0 vote.**

11. Discussion and possible action on personnel matters, to 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. (Tax Increment Reinvestment Zone No. 2 Board of Directors)

**No action was taken.**

## **ADJOURNMENT**

**The meeting was adjourned at 9:19 P.M.**

These minutes were approved by Angleton City Council on this the 26 day of March, 2024.

CITY OF ANGLETON, TEXAS

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John Wright  
Mayor

ATTEST:

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Michelle Perez, TRMC  
City Secretary