



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 9, 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

Mayor Wright led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Sigfredo Garza, Angleton Citizen, addressed Council and asked why the city has not purchased redaction software for the police bodycam videos. He stated that the City of Angleton has not produced video evidence that he requested due to not having the redaction capabilities and the attorney general has ruled that the City of Angleton can withhold the information due to confidential information in the video other than the requestor's information. He stated he would like the city to purchase the redaction software.

CEREMONIAL PRESENTATIONS

1. Presentation of employee service awards.

Colleen Martin, Director of Human Resources recognized Terry Harris, Olga Flores, Kenneth Ramos, and Juan Serna for 20 years of service to the City of Angleton. Mr. Ramos and Mr. Serna were unable to attend the meeting.

2. Presentation of a Texas Recreation and Parks Society (East Region) Parks Professional of the Year award.

Megan Mainer, Director of Parks and Recreation presented the Texas Recreation and Parks Society (East Region) Parks Professional of the Year award to Stewart Crouch for his outstanding contributions to the Angleton Parks and Recreation Department, community, and the overall profession.

3. Presentation of Texas Recreation and Parks Society (East Region) Innovation in Park & Recreation Facility Development award for Lakeside Park.

Megan Mainer, Director of Parks and Recreation presented the Texas Recreation and Parks Society (East Region) Innovation in Parks and Recreation Facility Development award to the Angleton Parks and Recreation Department for the development of Lakeside Park.

CONSENT AGENDA

4. Discussion and possible action on approving an interlocal agreement with Brazoria County for the installation of a gas line and meter for heat in the Hall of Exhibits at the Brazoria County Fairgrounds.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council moved to approve Consent Agenda item 4. Discussion and possible action on approving an interlocal agreement with Brazoria County for the installation of a gas line and meter for heat in the Hall of Exhibits at the Brazoria County Fairgrounds. The motion passed on a 6-0 vote.

REGULAR AGENDA

5. Update, discussion and possible action on the Animal Control Facility by McClemore Luong Architects.

Alec Luong with McClemore Luong presented a PowerPoint presentation update on the Animal Control Facility. Mr. Luong presented Phase 1 with a total construction cost of \$6,126,093 in June 2024 or \$7,284,593 in June 2025. Phase 2 with a total construction cost of \$2,601,455 in June 2024 or \$3,093,414 in June 2025. The combined cost would be \$8,727,548 in June 2024 or \$10,378,007 in June 2025. The strategy to get to the cost of \$4M is to reduce Phase 1 program to support Customer Facing and Adoption Services, reduce pre-engineered metal building (PEMB) shell to only what is necessary in Phase 1, identify what site paving may be removed in lieu of temporary gravel parking, time is of the essence to avoid escalation cost, and avoid making substantive changes to shared systems to avoid additional Phase 2 costs.

There was further discussion between Council, and they discussed that \$4M was still a big dollar amount and would like to hold off on making a decision.

No action was taken.

6. Discussion and possible action on approving Ordinance No. 20240109-006 amending the garbage and refuse rate tables in the fee schedule in the consolidated schedule of fees of the code of ordinances of the City of Angleton; revising and providing for an increase in the rates to be charged for solid waste collection by the City of Angleton; providing for repeal of conflicting ordinances; providing a severability clause; providing for an open meetings clause; providing a penalty; and providing an effective date.

Phil Conner, Director of Finance, presented the agenda item and stated that Section IXX Escalation Clause of the Contract with Waste Connections Inc. for garbage and trash collection allows annual increases or decreases based on the Consumer Price Index (CPI-U) and All Urban Consumers, Garbage and Trash Collection with 45-day notice. On November 17, 2023, Waste Connections notified the city it is requesting a 12.9% increase.

Hector Torres, Operations Manager and Zack Ryan, District Manager with Waste Connections addressed council and stated that the 12.9% includes both the CPI and the fuel adjustment and is referenced in the contract.

Mayor Wright asked about recycling and Mr. Ryan stated that the recycling is being dumped and sorted to be transferred 50 minutes north to a recycling facility. Council Member Booth asked how many trucks are contaminated and Mr. Ryan stated 50-70%, and that is not an abnormal percentage.

Mayor Wright asked if there was an option for citizens to voice their feedback. Mr. Torres stated that the Waste Connections website offers an option for citizens to submit a comment or concern.

Upon a motion by Council Member Sartin and seconded by Council Member Booth, Council moved to approve Ordinance No. 20240109-006 amending the garbage and refuse rate tables in the fee schedule in the consolidated schedule of fees of the code of ordinances of the City of Angleton; revising and providing for an increase in the rates to be charged for solid waste collection by the City of Angleton; providing for repeal of conflicting ordinances; providing a severability clause; providing for an open meetings clause; providing a penalty; and providing an effective date. The motion passed on a 6-0 vote.

7. Discussion and possible action on writing off utility accounts that are 3 years or more past due.

Phil Conner, Director of Finance, addressed Council and stated that the City budgets for \$70,000 in write-off debts. Mr. Conner stated as of January 3, 2024, there were \$591,977 in unpaid utility bills over 1 years old, that amount drops to \$489,442 for more

than 2 years old, and \$419,995 for more than 3 years. He stated that the chances of collecting anything from the accounts over 3 years old are very small, however, writing off everything over 3 years old at one time will significantly affect fund balance in the Water Fund. He stated that we can write these unpaid utility bills off in stages so the impact on fund balance is manageable. For example, we can continue budgeting and expensing \$70,000 each year plus an extra \$105,000 each year for the next four years. Mr. Conner stated that a lot of the unpaid utility bills are from the 1990's and would like to get those cleaned up first and work their way up.

There was discussion between Council and council would like to see the dollar amount of debt from the 90's up to 2010 and bring it back to council.

No action was taken.

8. Discussion and possible action on extending the due date on water bills to 30 days.

Phil Conner, Director of Finance, addressed Council and went of the current monthly procedures. All water bills are due by the 20th of the month. Late penalties are posted, late notices are printed and mailed on the 21st of the month. The late bills along with the late penalties are due by the 5th of the following month. If that balance is not paid, cutoff fees are added on the 6th and the accounts are put on the cutoff list. The Utility Billing techs will work the cutoff list starting the 6th through the 13th. During this time, they turn off between 150-200 accounts. About 70% of those customers turned off will be turned back on during this same period because of customers paying their past due balance. The Utility Billing staff runs a follow up list after the cutoff list is completed. Any customers who turned themselves back on without payment will have their meter locked or pulled. A fee is charged for locking or pulling a meter. The customers usually come in and pay. The techs go back out to unlock or reinstall those meters. This is done while doing meter reading and rereads. Routine service orders such as connections and disconnections are handled each day. The meter readers start reading meters for billing between the 14th and 15th of the month depending on how the days in the month fall. At this time Utility Billing cannot complete service orders since it can mess up the reading the techs are pulling in. After all the meter readers have completed their readings, Utility Billing will process the readings. Staff will generate a re-read list. This list is given back out to the meter readers to go out and re-read the meters on the list. This billing process takes about a week to a week and a half to complete. After readings are posted, Utility Billing goes in and finishes the bills. They are posted around the 27th or 29th of the month. The bills get mailed out by the 1st of the next month again, then the bill is due on the 20th. The bills will be finished processing around the 27th. The Utility Billing techs have from then till the 5th to complete any meter change outs or meter malfunctions, that have been backing up during the reading time plus any new ones that come through until cutoffs start again on the 5th.

Mr. Connor discussed the 30-day procedure and stated bills will be due on the 30th with late penalties posting on the 1st of the month and being mailed out that same day. The late bills along with the penalties will be due by the 15th of the month. If the bill is not paid, the account will be put on the cutoff list on the 16th and the cutoff fee will be added

to those accounts. This will have the Utility Billing techs working cutoffs at the same time as they will also be reading meters for the billing process. This will give the customers longer to pay their bills but shortens the time for the meter readers to do the cutoff list, read the meters for the billing process and complete service orders. Cas reads 4 books takes 1 ½ -2 days 321 meters in between doing service orders and getting calls from City Hall & Public Works. Mike reads 4 books takes 1 day 238 meters in between doing service orders and getting calls from City Hall.

Mayor Wright stated he requested this item and is asking to extend the water bill 10 days to give struggling citizens extra time to pay their bill.

Council requested staff to reach out to other cities to see what they are doing and bring back to council with that information and a way to make this work.

No action was taken.

9. Discussion and possible action on approving Aqua Metric to complete the final exchange of water meters for the Meter Exchange Project.

No discussion or action taken.

10. Discussion and possible action on approving funding for HDR, Inc. to perform a Henderson right-of-way alignment for the Henderson Roadway Project.

John Peterson with HDR addressed Council and stated that the City has expressed a desire to proceed forward with the Henderson Roadway Project. He stated that the first task is to identify a new right-of-way (ROW) alignment that will provide sufficient area for the proposed improvements and limit the amount of required property acquisitions. He stated that a new alignment will be laid out along the Henderson corridor and the proposed improvements that were identified in the traffic and drainage studies prepared by HDR will be included (plan view only) to verify there is sufficient area in the new ROW alignment. He stated that HDR will utilize the previously collected survey information and aerial photographs to assist in this process. He stated that when the alignment is finalized, a list of locations where additional right-of-way is required will be provided and will allow HDR to better define the cost associated with ROW acquisitions. He stated that a separate proposal for right-of-way acquisition will be provided after the areas have been identified. Included is an updated right-of-way acquisition budget with assumption and are as follows: 114 Acquisition Parcels, 3 Relocation Personal Property Parcels, 20 Condemnation through Special Commissioner Hearings Parcels and 1 Jury Trial Parcel.

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council moved to approve \$225,000 from the general fund for HDR, Inc. to perform a Henderson right-of-way alignment for the Henderson Roadway Project. The motion passed on a 6-0 vote.

11. Discussion and possible action on approving HDR, Inc. to begin an Impact Fee Study upon completion of the Utility Master Plan.

Hector Renteria, Director of Public Works, addressed Council and stated that the City of Angleton is currently working with HDR, Inc. on the Utility Master Plan update and once completed the Impact Fee Study can begin. Capacity Acquisition Fees will be used for this project. There was a total of \$1,000,000 in fees, minus the use of \$247,700 for the Utility Master Plan, and the \$391,517.35 for Meter Exchange Project. This leaves a total amount of \$360,782.65 for this project.

John Peterson with HDR, Inc. addressed Council and stated that the Impact Fee limits the burden on the existing residents in the city and places it back on the developer. Mr. Peterson gave an example and stated if the City's population is growing by 25% and say it's \$1,000,000, without an impact fee the city would have to spread that over the rate base. Which means, the existing 75% of the city population would have to come up with \$750,000 for every 1 million and the new development will only come up with \$250,000. With the impact fee the developer pays %50 upfront and the remaining 50% is split between the 25% and 75% again, the city would pay 75% of the 50% which reduces the burden on the residence to \$375,000 versus the \$750,000.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council moved to approve HDR, Inc. to begin an Impact Fee Study upon completion of the Utility Master Plan.

Amended motion by Mayor Pro-Tem and seconded by Council Member Sartin, not to exceed \$40,000. The motion passed on a 6-0 vote.

EXECUTIVE SESSION

The City Council **did not** convene executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

12. Discussion and possible action on Deliberation regarding Consultation with Attorney regarding 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 v. The State of Texas)

Mayor requested for an item to begin being added to the agenda to hear from Council on what they would like to see on the next agenda.

ADJOURNMENT

The meeting was adjourned at 8:15 P.M.

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

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary