



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, NOVEMBER 14, 2023, 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 Tanner Sartin
Council Member Christiene Daniel

City Manager Chris Whittaker
City Secretary Michelle Perez
City Attorney Judith EIMasri

PLEDGE OF ALLEGIANCE

Council Member Roberts led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Carol Sebesta addressed Council and stated that she has concerns regarding sidewalks on her street. There was street construction and Ms. Sebesta moved her vehicle and as she walked back home, she fell on a damaged sidewalk and broke her wright wrist. She requested Council to find it in the budget to repair North Morgan Street. Ms. Sebesta also mentioned for neighborhoods to be notified when their street will go under construction for repairs.

CEREMONIAL PRESENTATIONS

1. Presentation of employee service award.

Colleen Martin, Director of Human Resources presented the employee service award to Terrence Diggs, Public Works, for 10 years of service, Officer Hector Ramon, Polic Department, for 15 years of service, and Sergeant Harold Vandergrifft, Police Department, for 20 years of service to the City of Angleton.

2. Presentation of the Small Business Saturday Proclamation.

Mayor Wright presented the Small Business Saturday Proclamation to Michele Allison of the Angleton Chamber of Commerce and Gina Aguirre Adams of the Hispanic Chamber of Commerce.

3. Presentation of Certificate for Royal Ranger, Joshua Lemessa.

Mayor Wright presented a Certificate of Acknowledgement to Joshua Lemessa, First Assembly of God church, on receiving a Gold Medal Achievement prestigious award with the Royal Ranger Program.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

4. Discussion and possible action on approving the 2024 City/employee holidays.
5. Discussion and possible action on approving the updates to the Employee Policy Manual.
6. Update, discussion and possible action on approving the 2024 employee medical, dental, vision, and Basic Term Life insurance benefits.
7. Discussion and possible action approving an interlocal agreement with Brazoria County Emergency Services District No. 3, naming the Angleton Fire Department as the provider for emergency fire response.
8. Discussion and possible action on approving an interlocal agreement with Brazoria County for the overlay of asphalt streets for the year 2023-2024.
9. Discussion and possible action approving Resolution No. 20231114-009 a request submitted to the City through a Statement of Intent on or about October 30, 2023 by CenterPoint Energy Resources Corporation, D/B/A, CenterPoint Energy Entex and CenterPoint Energy Texas Gas to increase revenue and change rates within the City filed should be denied; authorizing continued participation in the Texas Coast Utilities Coalition of Cities; authorizing representation of the City by special counsel to intervene in proceedings related to CenterPoint's Statement of Intent; and requiring reimbursement of municipal rate case expenses.

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved consent items: 4. Discussion and possible action on approving the

2024 City/employee holidays; 5. Discussion and possible action on approving the updates to the Employee Policy Manual; 6. Update, discussion and possible action on approving the 2024 employee medical, dental, vision, and Basic Term Life insurance benefits; 7. Discussion and possible action approving an interlocal agreement with Brazoria County Emergency Services District No. 3, naming the Angleton Fire Department as the provider for emergency fire response; 8. Discussion and possible action on approving an interlocal agreement with Brazoria County for the overlay of asphalt streets for the year 2023-2024; and 9. Discussion and possible action approving Resolution No. 20231114-009 a request submitted to the City through a Statement of Intent on or about October 30, 2023 by CenterPoint Energy Resources Corporation, D/B/A, CenterPoint Energy Entex and CenterPoint Energy Texas Gas to increase revenue and change rates within the City filed should be denied; authorizing continued participation in the Texas Coast Utilities Coalition of Cities; authorizing representation of the City by special counsel to intervene in proceedings related to CenterPoint's Statement of Intent; and requiring reimbursement of municipal rate case expenses. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

10. Conduct a public hearing, discussion, and possible action on a request for approval of an Ordinance amending the City of Angleton Code of Ordinances, Zoning Chapter 28, and an Ordinance amending Chapter 23- Land Development Code, including Sections 28-41 through Sections 28-62 – Residential and Commercial Zoning Districts, Section 23-115– Standard language for special plat elements, Subsection C. Fire lanes and fire easements, Street pavement width requirement modifications. ARTICLE II. – Subdivision and Development Design, Section 23-12, Table 23-12.1, Street Dimension Standards, and Streets and Driveways, Section 129, and Section 28-101 Off-street and loading requirements (11).J. Fire Lanes, providing for clarity on area regulations, setback requirements and other standards, as set out and applicable in each Zoning district.

Presentation was provided by Otis Spriggs, Director of Development Services.

Upon a motion by Council Member Roberts and seconded by Council Member Daniel, Council opened the public hearing at 6:19 PM. The motion passed on a 6-0 vote.

There were no speakers in favor or against.

The public hearing was conducted and upon a motion by Mayor Pro-Tem and seconded by Council Member Christiene, Council amended SF-5 side yard setback from 5 feet to 10 feet and SF-10 front yard setback from 35 feet to 40 feet to match SFE-20. The motion passed on a 6-0 vote.

Council kept the public hearing open.

REGULAR AGENDA

11. Discussion and possible action to award Bid 2023-08 Addition to Fire Station No. 3 to Matula & Matula.

Mayor Wright shared his concerns about the inconsistency with the scoring system.

Tim Davenport with Noble Development, who submitted a proposal, addressed Council regarding the breakdown of cost prices and stated the cost has escalated across the board.

Upon a motion by Council Member Sartin, and seconded by Council Member Booth, Council approved to *reject* all bids submitted for Bid 2023-08 Addition to Fire Station No. 3. The motion passed on a 6-0 vote.

12. Presentation by representative Perdue Brandon Fielder Collins & Mott LLP on their collection of delinquent taxes and utility bills for the City.

Mike Darlow gave a presentation on the Collection Report for the City of Angleton. Mr. Darlow presented a PowerPoint of an account breakdown chart, dollar range chart, tax year chart, 2017 percentage of collection chart, 2018 percentage of collection chart, 2019 percentage of collection chart, 2020 percentage of collection chart, 2021 percentage of collection chart, 2022 percentage of collection chart, fine & fee collection report as of November 2, 2023, top 10 bad address accounts by zip code, all accounts, top 10 accounts by zip code, and a summary of utility accounts.

A recommendation was given by Council to create a policy to write-off accounts.

13. Update, discussion and possible action on the solar placement and cost for the Investment Grade Audit contract with Schnieder Electric.

Debra Jones, Sr. Energy Solutions Specialist, with Schneider Electric introduced herself and Brian Pottenger and Ryan Stout. Mr. Pottenger gave a PowerPoint presentation on the 90% Development Overview Update. She presented slides on the scope of work development, follow up questions from the October 10, 2023, Council meeting, projects are net positive, lost opportunity costs without project, opportunity options vetted – optimized payback project \$6.5M, opportunity options vetted – minimum project \$1.6M, how to balance this project and city needs vs. available funds, opportunity options vetted – additional option-lowest payback project \$4.8M, and conclusion with 1. Monetized tax credit to reimburse 40% of the solar project; 2. Project will bring new technology to the city; 3. Addresses lighting and mechanical needs in your facilities; 4. Provides an opportunity to generate new revenue for the city; 5. Identifies rebates that will bring cash back to the city; 6. Identifies solar incentives that will also bring cash back to the city; 7. Provides a financial path to pay for the project through the guarantee; and 8. Angleton can still address current needs along with this project.

Council Member Sartin stated that Council just turned down a million-dollar fire station renovation and has a hard time allocating money for this. Mayor Wright stated he would be interested in seeing the minimum scope of cash flow statement without the operation and maintenance. Council Member Booth stated he is representing his constituents, and his constituents are not for solar panels. Mayor Po-Tem Townsend stated he does not know how this fits in the capital improvement projects. This item will

fall at the end of the list of projects. Council Member Daniel and Roberts agreed with everyone's statements.

No action was taken.

14. Discussion and possible action on approving a Final Plat for Angleton Park Place Subdivision Section 2.

Presentation was provided by Otis Spriggs, Director of Development Services.

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved a Final Plat for Angleton Park Place Subdivision Section 2. The motion passed on a 6-0 vote.

15. Discussion and possible action on approving a Final Plat for Ashland Model Home Park.

This item was removed from the agenda.

16. Discussion and possible action on approving a Final Plat for Ashland Section 1.

This item was removed from the agenda.

17. Discussion and possible action on approving a Final Plat for Ashland Section 2.

This item was removed from the agenda.

18. Discussion and possible action approving the decision to apply for Federal Emergency Management Agency (FEMA) Drainage Improvement Funding for the design and construction of the drainage components of the Henderson Road improvements.

Chris Whittaker, City Manager, stated that KSA is doing this at no cost to the city and with no obligation.

Upon a motion by Mayor Pro-Tem and seconded by Council Member Daniel, Council approved the decision to apply for Federal Emergency Management Agency (FEMA) Drainage Improvement Funding for the design and construction of the drainage components of the Henderson Road improvements. The motion passed on a 5-1 vote with Council Member Booth opposed.

19. Discussion and possible action on approving HDR Engineering, INC., proposal for Professional Engineering Services for the 2024 Utility Master Plan Update.

John Peterson, City Engineer with HDR Inc., presented the agenda item to Council.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved HDR Engineering, INC., proposal for Professional Engineering Services for the 2024 Utility Master Plan Update for the amount of \$247,700. The motion passed on a 6-0 vote.

20. Discussion and possible action on approving HDR Engineering, INC., proposal for Professional Engineering Services Design, Bid, and Construction Administration Phase Services for 2024 Water Line Improvements.

John Peterson, City Engineer with HDR Inc., presented the agenda item to Council.

Staff requested HDR to include cost and exhibits that identify other priority water lines that have been identified for replacement. They are as follows: Sebesta Road, Wimberley Street, Chevy Chase Street, West Ash Street, Orange Street, East Cedar Street, and Swift Street.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Booth, Council approved HDR Engineering, INC., proposal for Professional Engineering Services Design, Bid, and Construction Administration Phase Services for 2024 Water Line Improvements in the amount of \$109,305 from the Fund Balance-Utility Revenue. The motion passed on a 6-0 vote.

21. Discussion and possible action on approving HDR Engineering, INC., proposal for Professional Engineering Services for the 2023 Street Condition Assessment Update.

John Peterson, City Engineer with HDR Inc., presented the agenda item.

Upon a motion by Council Member Roberts and seconded by Council Member Booth, Council approved HDR Engineering, INC., proposal for Professional Engineering Services for the 2023 Street Condition Assessment Update in the amount of \$37,225 to be funded from the 2017 Street Bond. The motion passed on a 6-0 vote.

22. Discussion and possible action on approving the authorization of the Public Works department to purchase heavy equipment and approving Resolution No. 20231114-022 authorizing the City Manager to enter into a financing agreement with Government Capital Corporation for the purpose of purchasing the equipment.

Hector Renteria, Director of Public Works, presented the item to Council.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council *tabled* the authorization of the Public Works department to purchase heavy equipment and Resolution No. 20231114-022 authorizing the City Manager to enter into a financing agreement with Government Capital Corporation for the purpose of purchasing the equipment. The motion passed on a 6-0 vote.

23. Discussion and possible action on approving Resolution No. 20231114-023 authorizing the City Manager to enter into a financing agreement with Government Capital Corporation for the purpose of purchasing a records management system for the Police Department.

Phil Conner, Director of Finance, presented the item to Council.

Upon a motion by Council Member Roberts and seconded by Council Member Booth, Council approved Resolution No. 20231114-023 authorizing the City Manager to enter into a financing agreement with Government Capital Corporation for the purpose of purchasing a records management system for the Police Department over the period of 5 years. The motion passed on a 6-0 vote.

24. Discussion and possible action on approving projects to be included in an upcoming Certificates of Obligation issue.

Each member of Council discussed what they would like to see the \$10 Million of funds spent on.

Mayor Pro-Tem stated that he would like to see the funds spent on Henderson Road, downtown project, Police Department expansion, and animal shelter expansion.

Mayor Wright stated that he would like to see the funds spent on Henderson Road, downtown project, animal shelter expansion, and streets (Cemetery, Gifford, and Dwyer St.)

Council Member Booth stated that he would like to see the funds spent on the incoming Lift Station, Henderson Road, Police Department expansion, animal shelter expansion, and sidewalk and streets (Dwyer St., Gifford and Cemetery)

Council Member Roberts stated that he would like to see the funds spent on Henderson Road, animal shelter expansion, Police Department expansion, downtown and sidewalks.

Council Member Sartin stated that he would like to see the funds spent on wastewater, sidewalk and streets (Dwyer St.), downtown project, Police Department expansion, and animal shelter expansion.

Council Member Daniel stated she would like to see the funds spent on sidewalks and streets, Henderson Road, downtown project, Police Department expansion, and Fire Station 3.

Upon a motion by Council Member Daniel to prioritize the list and bring back for action at the December 12, 2023, Council meeting.

Upon an amended motion by Council Member Daniel and seconded by Council Member Roberts, Council approved to prioritize the list and take action at a future Council meeting. The motion passed on a 6-0 vote.

25. Discussion and possible action on approving Resolution No. 20231114-025 casting votes for the Board of Directors of the Brazoria County Appraisal District.

Upon a motion by Council Member Sartin and seconded by Council Member Roberts, Council approved Resolution No. 20231114-025 casting 42 votes for Susan Spoor for the Board of Directors of the Brazoria County Appraisal District. The motion passed on a 6-0 vote.

ADJOURNMENT

The meeting was adjourned at 10:44 P.M.

These minutes were approved by Angleton City Council on this the 27th day of February, 2023.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST

Michelle Perez, TRMC
City Secretary