



**CITY OF ANGLETON**  
**CITY COUNCIL AGENDA MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**TUESDAY, FEBRUARY 11, 2025 AT 6:00 PM**

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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, FEBRUARY 11, 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 (arrived at 6:05 P.M.)  
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**

Ryan Oliver, Senior Pastor of Heart City Church gave the invocation.

**CITIZENS WISHING TO ADDRESS CITY COUNCIL**

There were no speakers.

**CEREMONIAL PRESENTATIONS**

1. Presentation of employee service award.

Colleen Martin, Director of Human Resources, addressed Council and presented the service award to William "Andy" Billingsley, Public Works Department, for 30 years of service.

2. Retirement recognition to Marcos Perez for 48 years of service.

Colleen Martin, Director of Human Resources, addressed council and recognized Marcos Perez, Public Works Department, on his retirement of 48 years of service with the city. Marcos was unable to attend the meeting.

Mayor Pro-Tem Townsend arrived.

3. Presentation of the Black History Month proclamation.

Mayor Wright presented the Black History Month proclamation to Faye and Terry Gordon.

## **CONSENT AGENDA**

4. 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.
5. Discussion and possible action in selecting flood insurance as part of the City's property insurance program for a policy beginning March 24, 2025.
6. Discussion and possible action to approve the corrected October 22, 2025, city council minutes.
7. Discussion and possible action to approve Resolution No. 20250201-007 approving a contract with Government Capital Corporation for the purpose of financing Public Works Vehicles/Heavy Equipment and Parks Department Equipment.

**Approved to remove from consent for discussion.**

8. Discussion and Possible Action to approve authorization consent for all investment pool accounts.
9. Discussion and possible action to extend the contract with Crowder Gulf for Disaster Debris Management and Hauling.
10. Discussion and possible action on Resolution No. 20250211-010 establishing the procedure for the May 3, 2025, General Election in Angleton, Texas; and providing for other related matters related thereto.
11. Discussion and possible action on approving a contract with Brazoria County for the May 3, 2025, General election.

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council removed consent agenda item 7. Discussion and possible action to approve Resolution No. 20250201-007 approving a contract with Government Capital Corporation for the purpose of financing Public Works Vehicles/Heavy Equipment and Parks Department Equipment; and approved consent agenda items No 4. 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; 5. Discussion and possible action in selecting flood insurance as part of the City's property

insurance program for a policy beginning March 24, 2025; 6. Discussion and possible action to approve the corrected October 22, 2025, city council minutes; 8. Discussion and Possible Action to approve authorization consent for all investment pool accounts; 9. Discussion and possible action to extend the contract with Crowder Gulf for Disaster Debris Management and Hauling; 10. Discussion and possible action on Resolution No. 20250211-010 establishing the procedure for the May 3, 2025, General Election in Angleton, Texas; and providing for other related matters related thereto; and 11. Discussion and possible action on approving a contract with Brazoria County for the May 3, 2025, General election. The motion passed on a 6-0 vote.

## **PUBLIC HEARINGS AND ACTION ITEMS**

12. Conduct a public hearing, discussion, and take possible action on a request for approval of the 2nd Replat of PT Estates, relocating an easement, and modifying a lot line, as recorded with Brazoria County Clerk Document No. 2023042763. The proposed replat is located at 2001 N. Valderas St. on 7.732 acres.

Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved to open the public hearing at 6:10 P.M.

Miguel Saucedo with Baker & Lawson, Engineer for Patrick Thomas, spoke for the item and addressed council and stated the initial plan was done with the intent of getting Mr. Thomas's subdivision split into two. Mr. Thomas engaged a contractor about a year and a half ago to construct the plans. Mr. Saucedo stated they burned up the pond a little bit so they could shrink the size of the pond to have more buildable area for the project. That's the purpose of the plat. There was a waterline easement that was put in the middle of the property for a fire Hydrant that was going underneath the concrete of the building. It is being relocated to the south where it will not be underneath concrete and better maintained.

No one spoke against the item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved to close the public hearing at 6:12 P.M.

Mayor Wright asked where the drainage from the detention pond goes when it bleeds out and Mr. Saucedo stated there is a ditch on the west side and north side of the property where it will flow to. The outfall is on the north side and is maintained by Angleton Drainage District.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved the 2nd Replat of PT Estates, relocating an easement, and modifying a lot line, as recorded with Brazoria County Clerk Document No. 2023042763. The proposed replat is located at 2001 N. Valderas St. on 7.732 acres. The motion passed on a 6-0 vote.

13. Conduct a public hearing, discussion, and take possible action on an Ordinance adopting the proposed City of Angleton Comprehensive Fee Schedule, as related to the User Fee Study. (Requesting Public Hearing to remain Open for Final Action on February 25, 2025)

**Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item. Mr. Spriggs stated there will be a Town Hall meeting on this item on February 13, 2025. Mayor Wright stated that it needs to be announced to the public as much as possible.**

**The public hearing was left opened at the January 28, 2025, council meeting.**

**No one spoke in favor or against.**

**Council left the public hearing open.**

## **REGULAR AGENDA**

14. Discussion, development update, and possible action on the Austin Colony Development, located on CR 44, Anchor Road and Tigner St. regarding proposed changes to the Development Agreement for the Public Improvement District (PID) and the approved Land Plan, previously established by Tejas Angleton Development LLC and the City of Angleton.

**Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item and stated that they have been working with legal and P3 regarding Mr. Rea's request to increase the percentage from 5% to 10% of value. P3 and Bond Counsel's recommendation to the city would be not to tie it to the bond proceeds directly. Those fees should be separated, developing an upfront administrative fee would be an option but cannot come out of the bond proceeds. Mr. Rea is requesting deadline changes. Staff's recommendation is to add this to the development agreement and bring back for approval. Sections 1-4 will be at 5% and Sections 5-9 will be at 10%.**

**Steven Rhea, addressed council and gave an update on Austin Colony and stated there will be an entry monument with vegetation and irrigation, along Tigner Street will be premium cedar fences with a sidewalk and lights, the back detention pond will have a playground and a track going around, the detention ponds will be dried and level packed down and seeded and hopefully can be used for practice fields. Mr. Rea stated that they have to lay a pipeline of water along County Road 44. In the center of Tigner Street is a big storm drain, and it does not move their water, it moves water from the eastern part of the city. The drain will have to be extended by 300 feet and should be a city expense. Mr. Rea did not have an estimate of the cost and council requested that he come back at a future meeting to discuss. Mr. Rea stated the builders and construction vendors are requesting a letter from the city stating that the city has water and sewer capacity for the first 100 lots prior to moving forward.**

The City Attorney stated that the city can say there is currently water and sewer for the 100 lots but cannot promise that the city will never do a moratorium.

No action was taken.

15. Update, discussion and possible action on the Texas Water Development Board (TWDB) project by Dustin Pope, Freese and Nichols and to submit the updated Project Information Form (PIF) application to Texas Water Development for funding on the presented projects.

Dustin Pope with Freese and Nichols addressed Council and gave a PowerPoint presentation. Mr. Pope spoke on the background and stated the city is projected to grow by 4,616 new households over the next 10-20 years. Historically, the debt issued for water and sewer has been a combination of tax and utility revenue. Currently, the water and sewer payments are transferred from the Water Fund to the Debt Service Fund. The city issued debt on a 20-year term. The city is currently addressing aging water/wastewater infrastructure for current capacity. Mr. Pope gave a program overview and stated that HDR Engineering finalized the prioritized Capital Improvement Plan (CIP). Schneider Electric review of Operational Energy Savings across the city. Currently in Phase 1, with Freese and Nichols assisting the city with funding, in the pre application stage then will submit Texas Water Development Board (TWDB) application and then post application. Phase 2 is the Design and Bid phase services and Phase 3 is the construction phase services. The clean water Public Improvement Form (PIF) to be submitted will be on the Angleton Wastewater Treatment Plant for \$23.8M, Sanitary Sewer Rehab Project for \$4.8M and Lift Station (LS) Rehabilitation Package for five LS for \$4.5M. The drinking water PIF to be submitted will be on the Henderson Water Line for \$3.1M (Between Henderson water plant and the Chenango water plant to the south). Best case scenario if both PIFs get selected and all projects are a go then the total is \$31.2M – 33.2M over 5 Fiscal Years. Mr. Pope discussed the TWDB funding timeline.

Freese and Nichols were instructed by the City Manager to submit the PIF. Council approval is not needed until later in the timeline.

No action was taken.

16. Discussion and possible action on Abigail Arias Park schematic designs.

This item was removed from the agenda.

17. Discussion and possible action on the grant application for Partners in Places Round 22 and fifty percent matching letter of commitment.

Megan Mainer, Director of the Parks and Recreation, addressed Council and stated the City of Angleton is seeking approval to apply for the Partners for Places Grant (Round 22), a funding opportunity provided by The Funders Network (TFN). This grant supports equitable climate action (ECA) and green stormwater infrastructure (GSI) projects through collaborative partnerships between local governments, frontline community

organizations, and place-based funders. The grant can be used for personnel costs, community stipends, consultant fees, supplies, and minor capital expenses directly related to the project. However, regranting of funds is not allowed without prior written approval from TFN.

Upon a motion by Mayor Pro-Tem Townsend and Council Member Booth, Council authorized the Angleton Parks & Recreation Department to apply for the two-year Partners for Places Grant – Round 22 for an amount of up to \$150,000 with Angleton Restoration Project, 501c3 frontline community partner, to support the City's sustainability initiatives outlined in the Texas Parks & Wildlife Department grant for Abigail Arias Park development and write a fifty percent matching letter of commitment executed by Mayor Wright. The motion passed on a 6-0 vote.

18. Discussion and possible action on opening a new checking account for Riverwood North Public Improvement District.

Susie Hernandez, Finance Director, addressed council and presented the agenda item and stated that an account will need to be open at First State Bank to allocate the money to the right account.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council approved opening a new checking account for Riverwood North Public Improvement District. The motion passed on a 6-0 vote.

## **EXECUTIVE SESSION**

The City Council held an Executive Session at 7:10 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

20. 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. (City Manager)

## **OPEN SESSION**

The City Council adjourned Executive Session, reconvened into Open Session at 7:51 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.

**No action was taken.**

## **REGULAR AGENDA**

19. Discussion and possible action on Fiscal Year 2024-2025 budget cuts.

Susie Hernandez, Interim Finance Director, addressed council and stated that departments went through their budgets and cut a total of \$1,428,633. The remaining \$371,000 is still needed for the General Fund to total \$1.8M. Council recommended

taking the remaining amount and splitting it between the Capital Expenditure Revolving Fund and the Street Fund.

Each department presented their budget cuts.

Leasing out the annex was discussed to bring back to council with options.

Council discussed cutting or lessening the number of concerts in the park and Fourth of July Fireworks. Council gave direction to do three concerts for this fiscal year and Fourth of July Fireworks if it can be covered by sponsorships for at least half of the cost.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, council approved to accept the recommended budget cuts by staff and find a way to fund the General Fund from the Capital Expenditure Revolving Fund and Street Fund without any further reduction in staff. The motion passed on a 6-0 vote.

## COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro-Tem Townsend stated he would like to explore different options regarding the people drawing water outside of the city's Extraterritorial Jurisdiction (ETJ). Review the Water Fund.

## REGULAR AGENDA

7. Discussion and possible action to approve Resolution No. 20250201-007 approving a contract with Government Capital Corporation for the purpose of financing Public Works Vehicles/Heavy Equipment and Parks Department Equipment.

Upon a motion by Council Member Roberts and seconded by Council Member Sartin, Council approved Resolution No. 20250201-007 approving a contract with Government Capital Corporation for the purpose of financing Public Works Vehicles/Heavy Equipment and Parks Department Equipment. Pending the Finance Director findings on if it will come from the General Fund or the Interest and Sinking Fund. The motion passed on a 6-0 vote.

## ADJOURNMENT

The meeting was adjourned at 9:41 P.M.

These minutes were approved by Angleton City Council on this the 8<sup>th</sup> day of April 2025.

CITY OF ANGLETON, TEXAS

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John Wright  
Mayor

ATTEST

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Michelle Perez, TRMC, CMC  
City Secretary