



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, MARCH 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 6:00 PM.

PRESENT

Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Cecil Booth
Council Member Tanner Sartin
Council Member Christiene Daniel
Vacant Position No. 3

City Manager Chris Whittaker
City Secretary Michelle Perez
City Attorney Grady Randle

PLEDGE OF ALLEGIANCE

Council Member Sartin led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

Mayor and Council gave their condolences and spoke in memory of Council Member Terry Roberts.

Council Member Booth stated Terry Roberts was a lifelong resident of Angleton. Not only did Mr. Roberts live in Angleton but he served here. He invested his life in the community. He invested his life in the children of the community. Council Member Booth shared a memory of both him and Council Member Roberts coaching in Little League and stated that it is hard to lose someone you care about. Very fortunate that God share Terry Roberts with us.

Mayor Wright stated the seat to his right is a big absence and he is going to miss Council Member Roberts. Mayor didn't get to serve with him very long but it was a lot of fun. A lot of people didn't realize he was a very funny person. There were a lot of laughs on this side of

the dais. He kept things lighthearted but also was a very serious person. He cared deeply for the community, and he cared deeply for the people that worked here. He wanted to make the best decisions every time and be the most informed that he could be. Mayor stated that he cannot say enough good things about him. He is really going to miss Council Member Roberts. Pray for the family and hope that all of our community will continue to pray for them and keep the family in their thoughts and prayers.

Council Member Daniel stated that Council Member Roberts was a really great example. He was kind and generous and had a very patient ear and gave the best advice. She will cherish the time they had with him and her heart goes out to all his family and friends and everyone he touched.

Council Member Sartin stated he was fortunate to have known Council Member Roberts and extended family over the course of his life and he was a great guy gone too soon. He is glad he got to spend time with him while on council. Keep the family in your thoughts and prayers.

Mayor Pro-Tem Townsend stated that when he thinks about Council Member Roberts and the life he lived, it makes you think about what you did in your life and what you accomplished. If you look at his family and the way he talked about his family, it says a lot about him and the legacy he left behind. The same goes for his service to this community. He was someone who thought beyond himself and thought of others. Everything that he did was with a great purpose and he will be sorely missed. Think about his family and remember them. They are still a part of this community, and we'll keep our arms around them as well.

Mayor recessed the meeting at 6:05PM and returned at 6:10PM.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Presentation of employee service award.

Colleen Martin, Human Resources Director, presented the service award to Corey Lukasheay with the Fire Department.

Ms. Martin recognized Eddie Renteria with the Police Department, for five years of service and Nancy Acosta, Police Department telecommunicator, for ten-years of service. They were unable to attend the meeting to accept the award.

CONSENT AGENDA

2. Discussion and possible action to approve an Engagement Letter with Crowe to provide a financial audit and report on the financial statements for Fiscal Year 2023-2024.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved consent agenda item No. 2. Discussion and possible action to approve an Engagement Letter with Crowe to provide a financial audit and report on the financial statements for Fiscal Year 2023-2024. The motion passed on a 5-0 vote.

REGULAR AGENDA

3. Update, discussion, and possible action on Fire Station No. 3 Apparatus Bay Project.

Neal Morton, Fire Chief with the Fire Department, addressed council and gave an update on the Fire Station No.3 Apparatus Bay Project.

Council requested legal consultation for the bidding process.

Mayor Wright received a speaker card and moved to Citizens Wishing to Address City Council.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Mr. Jessie Barnes, Angleton resident, addressed council and stated he moved to Angleton two years ago and is having drainage issues and would like staff to take care of it.

REGULAR AGENDA

4. Discussion and possible action to approve an agreement with Brazoria County for Community Development Block Grant (CDBG) funding for the rehabilitation of a portion of Lift Station 24 collections system.

John Peterson, City Engineer with HDR addressed council and stated the City of Angleton has previously completed an Inflow & Infiltration (I/I) study and selected Lift Station No. 25 collection system to be included in the County's Community Development Block Grant (CDBG) project. At the time of the initial selection, the entire City of Angleton was considered a Low and Moderate Income (LMI) community. However, new LMI data effective August 1, 2024, change the LMI maps and only small portions of the community were considered LMI areas. Lift Station (LS) 25 collection system was no longer eligible for CDBG funding. The city worked closely with the County and identified another area in the I/I study that would meet the LMI criteria. Lift Station 24 collection system is an aging sanitary sewer system that was identified in the I/I study as a major contributor inflow into the City's sanitary sewer collection system. The agreement will be for the rehabilitation of 850 linear feet of sanitary sewer ranging in size from 18-inches to 12-inches. Also included in this project will be the rehabilitation of several manholes and six sanitary sewer service replacements. The grant is \$220,000. The city will need to match 20% of this grant amount. This could be used for the engineering and construction administration cost of the project.

Upon a motion by Council Member Booth and seconded by Council Member Sartin, Council approved an agreement with Brazoria County for Community Development

Block Grant (CDBG) funding for the rehabilitation of a portion of Lift Station 24 collections system. The motion passed on a 5-0 vote.

5. Discussion and annual update of the Kiber Reserve Subdivision Development.

Mr. Charles Von Schmidt addressed council and provided City Council an update and status of the Kiber Reserve Subdivision. Kiber Reserve subdivision comprises 93 lots, having approximately 57 homes completed and occupied. There are six homes under construction with 4 recently completed. Kiber Reserve now has 26 vacant lots remaining. The Kiber Reserve Public Improvement District (PID) was created pursuant to the PID Act, by Resolution No. 20201013-021 on October 13, 2020, by City Council.

Mayor Wright asked about the detention pond and drainage. He would like to make sure the detention area stays maintained. Mr. Von Schmidt stated the Homeowners Association (HOA) is still active. The drainage and retention area are managed by the HOA. The deed restrictions require the HOA to maintain it and has a provision for special assessments that says if a government agency directs the HOA, that the HOA has to do the repair, without the need for a vote from the HOA to say no.

6. Discussion and possible action on the Windrose Green Section 4 Final Plat, located near Parks Edge Ln. and Windrose Green Bend.

Otis Spriggs, Director of Development Services, addressed council and stated HDR Engineering, Inc. (HDR) reviewed the plat and offered textual comments. The applicants submitted a response to all the comments and a corrected plat on February 26, 2025. All review comments have now been cleared by Staff and the City Engineer. The Planning and Zoning Commission considered the Windrose Green, Section 4 Final Plat on March 6, 2025, and accepted the Staff's recommendation.

Upon a motion by Council Member Booth and seconded by Council Member Sartin, Council approved Windrose Green Section 4 Final Plat, located near Parks Edge Ln. and Windrose Green Bend. The motion passed on a 5-0 vote.

7. Discussion and possible action on the Windrose Green Section 5 Final Plat, located near Parks Edge Ln. and future Atlas Point Lane.

Otis Spriggs, Director of Development Services, addressed council and stated the City Engineer has reviewed the submitted plat and offered comments. The applicants submitted a response to all of the comments and a corrected plat on February 26, 2025. All review comments have now been cleared by Staff and the City Engineer. The Planning and Zoning Commission considered the Windrose Green, Section 5, Final Plat on March 6, 2025, and accepted the Staff's recommendation.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved Windrose Green Section 5 Final Plat, located near Parks Edge Ln. and future Atlas Point Lane. The motion passed on a 5-0 vote.

8. Discussion and possible action on the Preliminary Plat of Section IB of Austin Colony Subdivision, located west of the terminus of Tigner St.

Otis Spriggs, Director of Development Services, addressed council and stated the subject property is located on the north side of County Road (CR) 44 (Anchor Road), approximately 2,000 north of Wilkins Road. Section 1B consists of 10.680 acres, will have 50 residential lots, three blocks, and two reserve lots, and is in a Planned Development (PD) zoning district. This is a request from the owner/developer of the Austin Colony Development, Planned Development (PD) No. 3, for approval of Section 1B Preliminary Plat. PD No. 3 was amended and adopted by City Council on January 10, 2023, under Ordinance No. 20230110-009. Due to the reconfiguration and reclassification of Austin Colony Boulevard, the various sections were readjusted as a result. Austin Colony Drive will serve access to Section 1A, and the newly proposed internal streets (Crockett and Moses Austin Streets) will serve Section 1B, which will also tie into Tigner Street. The City Engineer reviewed the Preliminary Plat and found only minor textual/formatting items noted for correction. He also noted additionally that the applicant must provide information that coordination with Brazoria County has been made for the proposed connection to County Road 44 (aka Anchor Road). All comments were responded to and have been cleared. The Planning and Zoning Commission considered the Preliminary Plat of Section IB of Austin Colony Subdivision on March 6, 2025, and accepted the Staff's recommendation.

Upon a motion by Council Member Booth and seconded by Council Member Sartin, Council approved Preliminary Plat of Section IB of Austin Colony Subdivision, located west of the terminus of Tigner St. The motion passed on a 5-0 vote.

9. Discussion and possible action on the Austin Colony Subdivision Amended and Restated Development and Public Improvement District (PID) Agreement between Tejas-Angleton Development, LLC. and the City of Angleton, Texas.

Otis Spriggs, Director of Development Services, addressed council and stated this is a request from the owner/developer of the Austin Colony Development, Planned Development (PD) No. 3, for the Austin Colony Development Agreement within PD No. 3, which was amended and adopted by City Council on January 10, 2023, under Ordinance No. 20230110-009. Due to the reconfiguration and reclassification of Austin Colony Blvd., the various sections were readjusted as a result. Austin Colony Drive will provide access to the proposed 50 lots in Section 1A, with a tie-in to CR 44, Anchor Road. Council requested amendments to the original Development Agreement, regarding the assessment rates established in the Public Improvement District (PID) and possible changes to the Land Plan along with the comparisons to the original agreement. The changes were added to the Development Agreement.

Upon a motion by Council Member Booth and seconded by Council Member Sartin, Council approved the Austin Colony Subdivision Amended and Restated Development and Public Improvement District (PID) Agreement between Tejas-Angleton Development, LLC. and the City of Angleton, Texas.

Upon an amended motion by Council Member Booth and seconded by Council Member Sartin, Council amended to add subject to legal review. The motion passed on a 5-0 vote.

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

Meagan Mainer, Director of Parks and Recreation presented the agenda item and stated Burditt Land | Place developed two schematic designs for Abigail Arias Park based on input from the Parks & Recreation Board and Arias Family Park programming meetings held on January 13, 2025. On Tuesday, February 22, 2025, a Town Hall meeting was held to collect input from the community regarding the two schematic designs. On Tuesday, March 4, 2025, a Parks & Recreation Board meeting was held to collect input from the board regarding the two schematic designs. The staff is seeking input on the two designs from the City Council before the final design is presented for approval.

Paul Howard and Philip Kelly with Burditt Land | Place addressed council and presented the two schematic designs for Abigail Arias Park based on four pillars. Mental, physical, social, and spiritual.

Council Member Townsend suggested expanding the parking space in Plan B design closer to the street with less green space. Council agreed.

Council Member Daniel stated she liked the food truck idea but would like to see it closer to the pavilion and Mayor Wright agreed.

Council Member Booth requested that they take their hard surfaces in account for detention. He stated that you can have a low area detention that dries quickly and it doesn't look like detention.

Mayor Wright stated he like both designs. He likes the berms along the walking trail, skate park, walking trails, and water features.

Council member Daniel stated that if there are pavers then allow for sponsorships for the pavers.

No action was taken.

11. Discussion and possible action on Freedom Park schematic designs.

Meagan Mainer, Director of Parks and Recreation presented the agenda item and stated Burditt Land | Place has developed two schematic designs for the Freedom Park field expansion based on the Freedom Park Master Plan and site constraints. Concept A pros are activates more of the space through extended sidewalks, creates more Americans with Disabilities Act (ADA) accessible points from the existing playground to the existing batting cages, works better with the existing topography, one large berm, ADA access from existing parking and playground, it will be a better fit if in future (2)

200' fields are to be added. The cons are more concrete sidewalks, which will increase costs. Concept B pros are fewer concrete sidewalks, which will decrease costs, optimal field layout based on master plan documents. The cons are less activation of the site, two separate berms to avoid existing trees, and tight fit if future (2) 200' fields are to be added. On Tuesday, March 4, the staff presented both concepts to the Parks & Recreation Board. The Parks & Recreation Board made a motion to recommend Concept A as the final design to the City Council for approval.

Mayor Pro-Tem Townsend stated to remove the berm and extend the center field fencing to 350. The mayor agreed with Mayor Pro-Tem Townsend to extend the fencing but likes the berm and would like it moved elsewhere instead of removing it.

Upon a motion by Mayor Pro-Tem and seconded by Council Member Daniel, Council approved Conceptual Site Plan A. The motion passed on a 5-0 vote.

12. Discussion and possible action on the hiring freeze for Front Desk, Facility Assistant, Water Safety Instructors, and Seasonal Program staff.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council approved lifting the hiring freeze for Front Desk, Facility Assistant, Water Safety Instructors, and Seasonal Program staff. The motion passed on a 5-0 vote.

13. Discussion and possible action regarding the proposed updates to the Angleton Parks & Recreation Department Cost Recovery policy.

Jason O'Mara, Assistant Director of Parks and Recreation, presented the agenda item on adjustments made to better reflect community program funding. He stated in February 2019, the City of Angleton engaged GreenPlay LLC, a national parks, recreation, and open space consulting firm, to develop a Comprehensive Parks and Recreation Master and Strategic Plan. This plan assessed existing parks, open spaces, and recreational facilities to determine current and future service levels based on community input. It prioritized improvements and upgrades to parks and recreational amenities. In December 2019, the City Council adopted the Parks and Recreation Comprehensive and Master Plan, outlining short-term, mid-term, and long-term goals over a ten-year period. One short-term goal was to establish a policy to guide pricing for programs, special events, rentals, and public/private partnerships. As a result, the Angleton Parks & Recreation Department Cost Recovery Policy was adopted in September 2020, with the stipulation that senior programming maintain a 0%+ cost recovery rate. On August 27, 2024, during a pre-City Council workshop, staff were asked to update the Cost Recovery Policy to incorporate both direct and indirect costs for all programs, events, facilities, and services. Subsequently, staff engaged key stakeholders for feedback: • February 3, 2025: The Senior Citizens Commission reviewed the proposed updates and recommended an alternative approach to cost recovery for senior trips. Rather than shifting these programs to a 25% cost recovery rate under Tier 2: Considerable Community Benefit, they suggested implementing a gas or bus usage fee while keeping the trips classified under Tier 1. • February 20, 2025: The Angleton Better Living Corporation (ABLC) reviewed the proposed updates and

provided positive feedback on the incorporation of indirect costs. The Board recommended moving forward with the policy, including the revised cost recovery spreadsheet as presented. • March 4, 2025: The Parks Board reviewed the updated policy and discussed the methodology for classifying programs within their respective tiers. They supported the approach and recommended proceeding with the proposed updates.

Mayor Wright requested that the Cost Recovery Policy be posted at the Recreation Center and be sent to the members for feedback.

No action was taken.

14. Update, discussion and possible action on city property repairs damaged by Hurricane Beryl.

Jamie Praslicka, Emergency Management Coordinator, addressed council and gave a presentation on overall damage that occurred during hurricane Beryl, Federal Emergency Management Agency (FEMA) funding, and status of repairs.

No action was taken.

15. Discussion and possible action to approve Ordinance No. 20250311-015 amending the utility sewer rates in the City of Angleton fee schedule in Chapter 2 Administration Article X Section 2-266.

Susie Hernandez, Finance Director, addressed council and stated she took the rate that Newgen Strategies & Solutions presented to council at the last council meeting and put it in ordinance form. The increase is only to the sewer rate. The increase will take effect in April.

Upon a motion by Council Member Sartin and seconded by Council Member Booth, Council approved Ordinance No. 20250311-015 amending the utility sewer rates in the City of Angleton fee schedule in Chapter 2 Administration Article X Section 2-266. The motion passed on a 5-0 vote.

16. Discussion and possible action to approve Ordinance No. 20250311-016 amending the 2024-2025 fiscal year budget at year end by amending the General Fund, Street Fund, Community Events, Keep Angleton Beautiful Fund, Capital Expenditure Revenue Fund, and miscellaneous minor funds.

Susie Hernandez, Finance Director, addressed council and stated she added the department budget cuts and the transfer changes to the General Fund.

Upon a motion by Council Member Sartin and seconded by Council Member Booth, Council approved Ordinance No. 20250311-016 amending the 2024-2025 fiscal year budget at year end by amending the General Fund, Street Fund, Community Events, Keep Angleton Beautiful Fund, Capital Expenditure Revenue Fund, and miscellaneous minor funds. The motion passed on a 5-0 vote.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro-Tem Townsend requested an update on current open bonds, open and completed projects, what was spent and the remaining balance.

Mayor Wright requested a sewer update on projects, the current status and future plans.

ADJOURNMENT

The meeting was adjourned at 8:55 P.M.

These minutes were approved by Angleton City Council on this 8th day of April 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary