



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, OCTOBER 14, 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 P.M.

PRESENT

Mayor John Wright
Council Member Blaine Smith
Council Member Tanner Sartin
Council Member Christiene Daniel
Council Member Barbara Simmons

Acting City Manager Guadalupe “Lupe” Valdez
City Attorney Grady Randle
City Secretary Michelle Perez

ABSENT

Mayor Pro-Tem Travis Townsend

PLEDGE OF ALLEGIANCE

Council Member Daniel led the Pledge of Allegiance.

INVOCATION

Pastor Pete “Rev” Lopez with St. John Lutheran Church led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Megan Speir and Sarah Rivera addressed council and stated that they are realtors with American Realty and announced they are hosting their first annual 5K Family Fun with a one-mile interactive run on November 15, 2025, at Lakeside Park to benefit Brazoria County Alliance for Children. Ms. Speir invited the community to participate.

CEREMONIAL PRESENTATIONS

1. Ceremonial Presentation of October 2025 Keep Angleton Beautiful Yard of the Month and Business of the Month.

Mayor presented the October 2025 Keep Angleton Beautiful Yard of the Month to Russell and Johnelle Perque and Business of the Month to University of Texas Medical Branch (UTMB) Angleton Danbury Campus.

CONSENT AGENDA

2. Discussion and possible action to approve one-way traffic entering North Belle and exiting South Belle in the Plantation Oaks neighborhood on October 31, 2025, from 5:00 p.m. to 9:00 p.m.
3. Discussion and possible action to approve an amended railroad agreement with Strong Capital I, LP, a Delaware limited partnership for licenses for utilities crossing under the railroad.
4. Discussion and [possible action to approve Ordinance No. 20251014-004 amending Ordinance No. 20250909-007 due to inadvertent scrivener's error and providing for the levy and collection of the ad valorem property tax of the City of Angleton, Texas, for the year 2025; providing revenues for payment of current municipal maintenance and operating expenses and for payment of interest and principal on outstanding City of Angleton debt; providing for the date on which such taxes shall be due and payable; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability.
5. Discussion and possible action to approve Resolution No. 20251014-005 by the City Council of the City of Angleton, Texas, approving the "Bank Records" for the Purpose of changing the authorized persons to act as signatories on city accounts at First State Bank; providing for repeal; and providing for an effective date.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council moved to approve consent agenda items 2. Discussion and possible action to approve one-way traffic entering North Belle and exiting South Belle in the Plantation Oaks neighborhood on October 31, 2025, from 5:00 p.m. to 9:00 p.m.; 3. Discussion and possible action to approve an amended railroad agreement with Strong Capital I, LP, a Delaware limited partnership for licenses for utilities crossing under the railroad; 4. Discussion and [possible action to approve Ordinance No. 20251014-004 amending Ordinance No. 20250909-007 due to inadvertent scrivener's error and providing for the levy and collection of the ad valorem property tax of the City of Angleton, Texas, for the year 2025; providing revenues for payment of current municipal maintenance and operating expenses and for payment of interest and principal on outstanding City of Angleton debt; providing for the date on which such taxes shall be due and payable; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability; and 5. Discussion and possible action to approve Resolution No. 20251014-005 by the City Council of the City of Angleton, Texas, approving the "Bank Records" for the Purpose of changing the authorized persons to act as signatories

on city accounts at First State Bank; providing for repeal; and providing for an effective date. The motion passed on a 5-0 vote with Mayor Pro—Tem Townsend absent.

REGULAR AGENDA

6. Presentation of the Annual Collection Report by Mike Darlow, Perdue Brandon.

Mike Darlow, Attorney with Perdue Brandon Fielder Collins & Mott addressed council and introduced Hayden Bartley, Attorney with Perdue Brandon Fielder Collins & Mott. Mr. Bartley presented a PowerPoint presentation to council on the annual collection report. With a total outstanding tax base rate of \$325,000, Mr. Bartley presented an account breakdown chart in categories. He stated \$132,895 (41%) is action pending, \$102,749 (32%) is in deferral, \$49,134 (15%) is in litigation, \$21,870 (7%) is uncollectable, \$14,048 (4%) is in partial pay, and \$4,325 (1%) is in bankruptcy, trust or bad address. Mr. Bartley also categorized the outstanding tax base rate by dollar range and by tax year.

No action was taken.

7. Update, discussion and possible action on King Municipal Operations Center Project by Zachery Moquin with TEAL Construction.

Zachery Moquin, Project Manager with TEAL Construction, addressed council and gave a PowerPoint presentation titled the King Municipal Operations Center progress report. Mr. Moquin stated that in August 2025 for the site work they completed the building pad, site utilities, and excavated spread footings. In September 2025 they poured spread footings, poured grade beams, under slab rough-in, and utility tie-ins for the West building and they poured spread footings, and poured grade beams for the East building. In October 2025 they began forming building slab, pouring building slab, steel was delivered and began erection for the building structure. Mr. Moquin presented a schedule and stated they are ahead of schedule by one day.

No action was taken.

8. Update and discussion on Freedom Park Field expansion.

Jason O'Mara, Director of Parks and Recreation addressed council and stated the project continues to progress on schedule per the updated Project Schedule and 90% Construction Documents prepared by Burditt Land | Place. The Preliminary Opinion of Probable Costs (OPC), as of September 19, 2025, estimates the total base project cost between \$1,153,219 and \$1,268,541. Add alternates totaling \$767,835 to \$844,619 include artificial turf infield, additional covered seating, and field lighting. The budget breakdown is Original Budget (ABLC Funded): \$900,000 • Current Allocations: o \$99,000 – Design, construction documents, bidding, and construction administration (Burditt Land | Place) o \$14,614 – Topographic Survey (Baker & Lawson) o \$13,350 – Geotechnical Services (Terracon) • Remaining Budget: \$773,036. The project is currently in the Construction Document Phase, with the 100% submittal anticipated soon, followed by bidding. Contract approval is currently slated for December 2025,

and construction is projected to begin in January 2026. In addition, staff met with Angleton Independent School District (AISD) Superintendent to discuss a potential interlocal agreement for shared use and community access. The goal is to align City and AISD resources to expand recreational opportunities, maximize facility use, and ensure the project serves the full community, including youth programs and tournaments. Discussions are ongoing to define potential areas of collaboration such as cost-sharing, scheduling, and maintenance.

No action was taken.

9. Update, discussion and possible action on Street Bond Phase III - Silver Saddle Improvements.

John Peterson, City Engineer with HDR, addressed council and stated that HDR was recently contacted by Council Member Simmons about the possibility of reducing the scope of the improvements on Silver Saddle. Currently, the improvements include widening the roadway, installing improved drainage for the roadway, and new pavement. Due to the removal of eight trees in the subdivision, HDR was asked if we could reduce the project and keep the same footprint of the existing roadway, remove the drainage improvements (other than at Bronco Bend) from the project, and replace the roadway kind in an effort to reduce the tree removal in the neighborhood. The concern is a significant modification to the current streetscape of the neighborhood caused by multiple mature tree removal. These changes can be made easily and cheaply (charge limited time on the on-call project for a few hours for an Engineer-in-Training (EIT) and a CAD operator to make the changes). The reduction of the scope will provide cost savings for the city of approximately \$200,000.00.

A motion was made by Council Member Sartin and seconded by Council Member Smith, Council moved to approve the Street Bond Phase III – Silver Saddle Improvements contingent upon an estimate provided to Acting City Manager for an Engineer-in-Training (EIT) and CAD operator. The motion passed on a 4-0 with Mayor Pro—Tem Townsend absent. Council Member Simmons abstained.

10. Discussion and possible action to adopt the 2025 Utility Master Plan and associated Capital Improvement Plan for water and wastewater improvements.

John Peterson, City Engineer with HDR, introduced David Dunn and Mathew Schwarz, head of planning and water supply with HDR.

In September 2025, HDR Engineering, Inc. (HDR) completed the City's 2025 Utility Master Plan, evaluating the capabilities of the City's water distribution, water supply, and wastewater collection systems to meet current and future water demands and wastewater flows. The Utility Master Plan identifies projects needed to meet the demands of future growth and the capital expenditures necessary to plan, design, and construct those projects. These are summarized in a Capital Improvements Plan (CIP) for the water and wastewater utility systems. This CIP will form the basis for evaluating potential impact fees the Council may choose to adopt following an Impact Fee Study to be conducted when authorized by the Council.

Council discussed adding other water supply options to study such as the city's water wells or other agencies, not with just Brazosport Water Authority.

No action was taken.

11. Discussion and possible action on the purchase of 2026 Dump Truck through Houston-Galveston Area Council (H-GAC) Buy Board, for the price of \$159,975; also purchase a new Gradall XL3100 4x2 Series V with a fixed thumb gabbler, for the price of \$543,560.72.

Susie Hernandez, Director of Finance presented the agenda item and stated that in accordance with the Emergency Note provisions, the acquisition of equipment to aid in hurricane response efforts allows the City to purchase the dump truck and Gradall to prepare the city to respond to hurricane damages.

Hector Renteria, Director of Public Works, and Council discussed the added cost with maintenance, employees operating the equipment, and employee pay.

Upon a motion by Council Member Sarting and seconded by Council Member Smith, Council moved to approve the purchase of 2026 Dump Truck through Houston-Galveston Area Council (H-GAC) Buy Board, for the price of \$159,975; also purchase a new Gradall XL3100 4x2 Series V with a fixed thumb gabbler, for the price of \$543,560.72. The motion passed on a 5-0 vote with Mayor Pro-Tem Townsend absent.

12. Discussion and possible action to cast a majority vote of the governing body for a candidate on the Texas Municipal League Region 14 Board of Director election ballot.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council moved to approve candidate Sally Branson on the Texas Municipal League Region 14 Board of Director election ballot. The motion passed on a 5-0 vote with Mayor Pro-Tem Townsend absent.

REGULAR AGENDA

13. September Staff Reports

Satff and council held a discussion on the department reports.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Council Member Sartin requested Burditt to attend a council meeting to discuss Abigail Arias and Freedom Park. He would also like an update on the water meter project.

Council Member Simmons requested an update on the Texas New Mexico Power Street Light Project.

Mayor Wright stated that National Night out was a great turnout.

Council Member Daniel's thanked parks for repairing the bench under the park pavilion.

ADJOURNMENT

The meeting was adjourned at 9:05 P.M.

These minutes were approved by Angleton City Council on this the 9th day of December, 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary