



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, AUGUST 26, 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
Mayor Pro-Tem Travis Townsend
Council Member Christiene Daniel
Council Member Barbara Simmons
Council Member Blaine Smith
Council Member Tanner Sartin

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

PLEDGE OF ALLEGIANCE

Mayor Wright led the Pledge of Allegiance.

INVOCATION

Former Council Member Cecil Booth gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CONSENT AGENDA

1. Discussion and possible action to approve Ordinance No. 20250826-001 approving the 2025 Annual Service Plan Update for the public improvements in the Green Trails Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.
2. Discussion and possible action to approve Ordinance No. 20250826-002 approving the 2025 Annual Service Plan Update for the public improvements in the Kiber Reserve Public

Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

3. Discussion and possible action to approve Ordinance No. 20250826-003 approving the 2025 Annual Service Plan Update for the public improvements in the Greystone Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code.
4. Discussion and possible action to approve Ordinance No. 20250826-004 approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch, Phases 1 and 2 Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code.
5. Discussion and possible action to approve Ordinance No. 20250826-005 approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch North Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.
6. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach St. on September 27, 2025, until 4:00 PM, for the 2nd Annual Pickle Festival.
7. Discussion and possible action to approve the Quarterly Investment Reports for June 2025.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved consent agenda items 1. Discussion and possible action to approve Ordinance No. 20250826-001 approving the 2025 Annual Service Plan Update for the public improvements in the Green Trails Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code; 2. Discussion and possible action to approve Ordinance No. 20250826-002 approving the 2025 Annual Service Plan Update for the public improvements in the Kiber Reserve Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code; 3. Discussion and possible action to approve Ordinance No. 20250826-003 approving the 2025 Annual Service Plan Update for the public improvements in the Greystone Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code; 4. Discussion and possible action to approve Ordinance No. 20250826-004 approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch, Phases 1 and 2 Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code; 5. Discussion and possible action to approve Ordinance No. 20250826-005 approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch North Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code; 6. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers

Market to obtain permission to close the 200 block of East Peach St. on September 27, 2025, until 4:00 PM, for the 2nd Annual Pickle Festival; and 7. Discussion and possible action to approve the Quarterly Investment Reports for June 2025. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

8. Conduct a public hearing, discussion, and possible action on Ordinance No. 20250826-008 rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.

Otis Spriggs, Director of Development Services, addressed council and introduced the item and stated the 2005 Comprehensive Land Use Plan highlights this tract of land as “Industrial Use District”. Industrial development should have good access to truck routes, hazardous material routes and railroads; industrial uses should be targeted in selected industrial development areas; industrial development should have good access to primary streets and major highways; industrial development should be separated from other uses by buffers; and industrial development should not be directly adjacent to residential areas. Although this tract is next to railroad, due to proximity to residential, it has panned out to be unsuitable for any active industrial uses. Less-intense use of a residential scale would be more compatible with the surrounding area.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council opened the public hearing at 6:04 P.M. The motion passed 6-0.

Waynette Dubose, Angleton resident, addressed council and spoke in opposition of the item. Ms. Dubose stated she is concerned about the addition of homes with the drainage issues that have risen over the last 5 years on Orange and Rock Island Street.

No one spoke in favor of this item.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council closed the public hearing at 6:17 PM. The motion passed 6-0.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved Ordinance No. 20250826-008 rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas. The motion passed on a 6-0 vote.

9. Conduct a public hearing, discussion, and possible action on Ordinance No. 20250826-009 Annexing approximately 26.084 acres out of 41.876 acres TNMP Company (ETJ) into the City Limits, for property (White Oak Substation) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.

Otis Spriggs, Director of Development Services, addressed council and introduced the item and stated Texas New Mexico Power Company and CenterPoint are requesting

consideration of an annexation that resulted from the Council's granting of the Single Use Permit (SUP) for the Electrical Power Distribution Substations to serve the surrounding areas on July 23, 2024, under Ordinance No. 20240723-013. Approximately 26.084 of the 41.8759-acre property is located within the City's Extraterritorial Jurisdiction (ETJ) and is subject to the submitted annexation petition. The site is currently under ongoing review and permitting through the City of Angleton and Brazoria County Engineering, Environmental, Floodplain Management, and other referral agencies. Staff will continue to work with the applicants in satisfying all check list items to ensure the development is constructed in accordance with all requirements.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council opened the public hearing at 6:34 P.M. The motion passed 6-0.

No one spoke for or against the item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council closed the public hearing at 6:34 P.M. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved Ordinance No. 20250826-009 Annexing approximately 26.084 acres out of 41.876 acres TNMP Company (ETJ) into the City Limits, for property (White Oak Substation) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515. The motion passed on a 6-0 vote.

REGULAR AGENDA

10. Presentation, discussion and possible action to approve the 2024 final audit, presented by Stephanie Harris, Audit Partner, with Crowe LLP.

Stephanie Harris, with Crowe, addressed council and stated that they are issuing a clean unmodified audit report. Unmodified meaning is the highest level of assurance that is provided.

Upon a motion by Council Member Smith and seconded by Council Member Sartin, council approved the 2024 final audit. The motion passed on a 6-0 vote.

11. Discussion and possible action on Resolution No. 20250826-011 Notice of Intention to Issue Certificates of Obligation.

Susie Hernandez, Director of Finance, addressed council and introduced the agenda item.

Presented by Joe Morrow, Hilltop Securities, the Issuance of the Certificates, in the maximum aggregated principal amount not to exceed \$8,225,000 over a period not to exceed forty (40) years from the time of issuance. The purpose is part of the costs associated with the design, construction, acquisition and equipment of water and sewer system improvements, including wastewater treatment plant improvements and the cost of professional services related thereto.

Mayor stated that the certificate of obligation is to repair the water sewer plant infrastructure. Council Member Sartin stated that the city is being fined by Texas Commission on Environmental Quality and the repairs are needed.

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council approved Resolution No. 20250826-011 Notice of Intention to Issue Certificates of Obligation. The motion passed on a 6-0 vote.

12. Update and Discussion on the King Municipal Operations Center Project by Zachery Moquin with TEAL Construction.

Zachery Moquin, with TEAL Construction, addressed council and stated the project is on schedule and on budget. They are currently working on utilities and starting the underground foundation to be completed in September. The metal building is to be delivered in November. The project is to be fully completed in August 2026.

Council requested Mr. Moquin to return in the first meeting of October with an update.

13. Update, discussion and possible action on Lift Station No. 8 Sanitary Sewer Collection System Rehabilitation Project bids and General Land Office (GLO) funds.

John Peterson, City Engineer with HDR, addressed council and stated On August 6, 2025, the City opened six (6) bids for this project. The prices the city received were very good. The lowest bidder was King Solutions Services LLC at \$821,310. They are a great firm that has great references. The 5th place bidder was approximately where the project was believed to come in due to all work being in backyard easements. He called and went through the project with King Solutions, and they felt that they covered everything in the bid and were good with the prices. The construction funds from the General Land Office (GLO) for this project is \$1,434,320. The apparent low bidder was \$613,010 below the available funding. The City is only allowed to change order by state law 25% of the total contract amount which would be another \$205,327.50. That would leave approximately \$407,682.50 on the table that the city would lose. Staff are currently working with the GLO on options and risk that the City has available on the project and GLO funds.

Option 1, move forward with the bids. The city may accept the bids that were opened on 07/30/2025 and continue with the original scope of work that was advertised and approved by the Texas General Land Office (GLO). This option will avoid delays in project schedule and additional costs to the City; however, as stated above, this would leave approximately \$613,010 of funding that would be left unallocated and unusable. For Option 1, as stated in previous sections, the City may continue with the current bids and the current scope of work as shown in Exhibit 1. The total cost, covered entirely by the GLO funding, would be the lowest bid price of \$821,310.00.

Option 2, request a change order to the project. The city may accept the bids that were opened on 07/30/2025. The city then may request an expansion of the project's scope of work. By law, the City may expand the scope by up to 25% of the total contract amount through change orders. For the lowest bidder, this corresponds to a maximum

of \$205,327.50 of additional project costs, which would then reduce the total remaining GLO funds down to \$407,682.50. However, there are risks and uncertainties that should be considered. To perform a change order to the original contract, the City would need to apply for and obtain approval from the GLO. Further, the City would need to incur additional costs associated with efforts such as:

- Creating an updated performance statement, project exhibit map, and schedule extension for the newly identified sanitary sewer improvements to be added into the project.
 - An extension of the City's contractual project timeline with the GLO on the project's completion.
 - Submittal of all required documentation to the GLO for additional work.
 - Field visits by engineering team to evaluate existing site conditions in newly added areas to verify there are no existing features that would be impacted by construction.
 - Updating of rehabilitation plans in bid set by the engineering team.
 - Prepare and issue change order to be executed by the city and contractor.
- The City could start construction on the original project while the above reference change order tasks are underway. There is no guarantee that the GLO will approve the additional scope of work or the project schedule extension; therefore, this option comes with the risk that the city may pay extra costs for the change order work and not receive the additional funding of the additional improvements. HDR's proposal for Option 2 is shown in Exhibit 2. The proposed additional sanitary sewer rehabilitation via pipe bursting is shown by the pink line. The total opinion of probable construction costs of the project with the proposed additional work, based on the lowest bidder's unit price bids, is around \$1,018,570.00 (see Table 2). The amount of GLO funding available for this option, if approved, is the lowest bid plus 25%, or \$1,026,637.50. This means that if the city makes the proposed change orders, the construction costs will remain fully covered by the GLO funding.

Option 3, Reject the bids and rebid the project. The City may alternatively reject the bids that were opened on 07/30/2025 and request approval from the GLO to expand the scope of work to maximize utilization of the available funds. This would require the City to rebid the project. With this option, like with Option 2, there are risks and uncertainties that should be considered. The City would incur costs associated with:

- Creating an updated performance statement, project exhibit map, and schedule extension for the newly identified sanitary sewer improvements to be added into the project.
- An extension of the City's contractual project timeline with the GLO on the project's completion.
- Submittal of all required documentation to the GLO for additional work.
- Field visits by engineering team to evaluate existing site conditions in newly added areas to verify there are no existing features that would be impacted by construction.
- Updating of rehabilitation plans and specifications in bid set by the engineering team.
- Readvertisement cost
- A second bidding process

Council discussed moving forward with base bid then request GLO to approve the additional scope of work.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, council approved Option 1 while pursuing option 2.

Upon an amended motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, to award the bid to King Solutions Services LLC at \$821,310. The motion passed on a 6-0 vote.

14. Discussion and possible action on the Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive.

Otis Spriggs, Director of Development Services, addressed council and introduced the item. Mr. Spriggs stated that this is a request from the owner/developer of the Windrose Green, Section 8, Final Plat, consisting of 36 lots, 2 reserves, and 2 Blocks on 6.47 acres of land. The Windrose Green Subdivision lies within the City's extraterritorial jurisdiction (ETJ) and is subject to a Strategic Partnership Agreement and Development Agreement. The City Engineer reviewed the submitted plat and offered the following comments, which have all been responded to by the applicant as follows: 1. Metes and Bounds – Revise length to match curve table; 1. Response – The metes and bounds have been updated to show the correct length, as shown in the table; 2. Metes and Bounds – Show complete information where noted such are recording information; 2. Response – The metes and bounds have been updated to include complete information; 3. Metes and Bounds – The description is missing additional details noted in the curve table; 3. Response – The description has been updated to include the details that were missing; 4. Metes and Bounds – Radius shown does not match table for curve shown; 4. Response – The metes and bounds have been updated to show the correct radius as shown in the table. The applicants submitted all responses, and the correct plat, and all review comments have now been cleared by Staff and the City Engineer.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, council approved Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive. The motion passed on a 6-0 vote.

15. Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 7.

Otis Spriggs, Director of Development Services, addressed council and introduced the item. Mr. Spriggs stated that this is a request for approval of the Preliminary Plat of the Ashland Street Dedication Section 7. The subject property is located within the City of Angleton's Extraterritorial Jurisdiction (ETJ) between State Highway (SH) 521 and SH 288 and north of SH 523, as part of a development agreement and SPA (Strategic Partnership Agreement), which establishes standards for the Ashland Development. Ashland Development is part of a SPA within Municipal Utility District

No. 82 [(MUD-82) (April 29, 2024)], and also a Development Agreement executed with the City on June 6, 2023.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, council approved the Preliminary Plat of the Ashland Street Dedication Section 7. The motion passed on a 6-0 vote.

DEPARTMENT STAFF REPORTS

16. Reports

Council commented on the department reports provided by staff.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright stated he would like to bring the road projects back to council for discussion. He would like to talk about the Downtown Project and freeing up the money for the road projects that need it.

Council Member Simmons thanked Lupe Valdez, Acting City Manager, for his idea of the drive thru Christmas light display at Bates Park. Mr. Valdez stated that in Ardmore, Oklahoma, they have a Christmas drive through with decorations and lights that are sponsored by local businesses. Martha Eighme, Director of Communications and Marketing stated the first step would be seeking sponsorship. Council Member Simmons stated that she thinks it is a great idea for next year.

EXECUTIVE SESSION

The City Council held an executive session at 7:56 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

17. Discussion and possible action to 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. (Brazosport Water Authority Appointment)

OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 8:04 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.

17. Discussion and possible action to 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. (Brazosport Water Authority Appointment)

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council appointed Cecil Booth as a city representative to the Brazoria Water Authority. The motion

passed on a 6-0 vote.

ADJOURNMENT

The meeting was adjourned at 8:06 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